

**Minutes of a meeting of the Development Control Committee
held 7th October 2015 at Pippbrook, Dorking
from 7.00pm to 10.15pm**

Present: Councillors: Chris Hunt (Chairman), Margaret Cooksey (Vice-Chairman), David Draper (Substitute for Raj Haque), Howard Jones, Malcolm Ladell, Simon Ling, Tim Loretto, Claire Malcomson, David Mir, John Muggeridge, Jatin Patel, Sarah Seed, Philippa Shimmin, Peter Stanyard (Substitute for John Northcott) and Clayton Wellman.

70. Minutes

RESOLVED: That the Minutes of the meeting held on 2nd September 2015 be approved as a correct record and signed by the Chairman.

71. Apologies for Absence

Apologies for absence were received from Councillors Emile Aboud, Rosemary Dickson, Raj Haque, Mary Huggins, Santi Mondejar and John Northcott.

72. Disclosure of Interests

Councillor Margaret Cooksey declared:-

- a non-pecuniary interest in item 1 as a member of the Dorking and District Preservation Society.
- a non-pecuniary interest in item 4 as a member of Mole Valley Ramblers.
- a non-pecuniary interest in item 5 as a member of the National Trust.

Councillor David Draper declared:-

- a non-pecuniary interest in item 1 as a member of the Dorking and District Preservation Society and has met and spoke to a number of residents.
- a non-pecuniary interest in item 4 as a member of Mole Valley Ramblers.
- a non-pecuniary interest in item 5 as a member of the National Trust.

Councillor Chris Hunt declared:-

- a non-pecuniary interest in item 1 as he knew one of the speakers who was a former Member of the Council.
- A non-pecuniary interest in item 3 as he met and spoke to a number of the residents and objectors to the application.
- A non-pecuniary interest in item 5 as a member of the National Trust.

Councillor Simon Ling declared:-

- a non-pecuniary interest in item 7 as a member of the Ashtead Residents Association.

Councillor Tim Loretto declared:-

- a non-pecuniary interest in item 1 as he was acquainted with both supporters and objectors to the application.

Councillor Phillipa Shimmin declared:-

- a non-pecuniary interest in item 1 as she had visited the site and met and spoke to neighbours.
- A non-pecuniary interest in item 5 as a member of the National Trust.

Councillor Peter Stanyard declared:-

- a non-pecuniary interest in item 7 as a member of the Ashtead Residents Association.

73. MO/2015/0958 – Erection of ground floor front/side extension. Raise roof ridge height and create first floor: Dorking Muslim community Association, 13, Hart Road, Dorking Surrey (Item 1)

The Committee heard representations from the following speakers: Nick Scott – local resident, and Jean Pearson on behalf of Dorking and District Preservation Society (as Chairman of the DDPS Planning Committee), who both spoke in objection to the application; Mr Sam Yousf, Agent on behalf of Alnoor Design Build Services, who spoke in support of the application.

The Committee considered the report set out on pages 1 to 12 of the agenda together with the further material set out in the addendum and other matters discussed at the meeting.

The committee discussed this application in full and Members were not opposed to the idea of a larger Muslim Centre in the area in order to meet the community's need and to adhere to sanctions under the Equality Act as there were no disabled or female facilities at the centre; however, questions were raised over the suitability of the location as Hart Road was a residential road with limited parking spaces. Some members voiced some concerns over the increase in traffic the development would generate, and that the size of the expansion was not in keeping with the rest of the neighbourhood. Concern was also expressed regarding the noise and disturbance neighbours would experience if the expansion was permitted. It was consequently proposed and agreed that the application should be refused on these grounds and in accordance with Mole Valley local Plan policies ENV22, ENV23, MOV2 and Section 7 of NPPF which refers to the requirement of good design.

(N.B. Counted vote on the decision of the Committee on motion – 12 for, 0 against, 3 abstentions)

RESOLVED: That, the Officers' recommendation to grant permission be rejected for the following reasons:

Reasons

1. Insufficient provision has been indicated for the parking and manoeuvring of vehicles within the site and clear of the highway in conflict with Mole Valley Local Plan policy MOV5.

2. The proposed development, by reason of its form and appearance would be out of keeping with the character and appearance of the street scene in conflict with Mole Valley Local Plan policy ENV23, Mole Valley Core Strategy policy CS14 and the advice of Section 7 of the National Planning Policy Framework 2012.

3. The proposed development would be detrimental to the character and amenities of the locality generally due to the adverse environmental conditions which would arise from the additional activity including traffic movements likely to be generated by the proposed development contrary to Mole Valley Local Plan policy ENV22.

The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of paragraph 186-187 of the National Planning Policy Framework 2012.

74. Application MO/2015/0915 – Change of use to a mixed use of the land to provide 2 No. family gypsy/Traveller pitches for the stationing of caravans, and keeping of horses, together with the formation of hardstanding, semi-detached utility/dayrooms, and the relocation of sand school ancillary to those uses: Home Farm Stables, Horsham Road, Wallis Wood, Surrey (Item 2)

The Committee heard representations from the following speakers: Gary Bennett, Vice Chairman of the Abinger Parish Council and Chairman of the Parish Planning Committee spoke in objection to the application; Nathaniel Green, Planning Consultant on behalf of Green Planning Studio Limited, who spoke in support of the application.

The Committee considered the report set out on pages 13 to 37 of the agenda together with the further material set out in the addendum and other matters discussed at the meeting.

RESOLVED: That subject to the receipt of a satisfactory legal obligation to secure the payment of the required Affordable Housing contribution, The Corporate Head of Service be authorised to grant permission subject to the conditions and informative as set out in the report.

75. Application MO/2015/1211 – Demolition of existing dwelling and erection of 2 No. dwellings fronting Leatherhead Road and an additional 6 No. dwellings to rear with access from Milton Way, all with associated garaging, parking and landscaping: Danby Croft and R/o Little Shepherds, Leatherhead Road, Bookham, Leatherhead, Surrey (Item 3)

The Committee heard representations from the following speakers: Keith Glenny, local resident who spoke in objection to the application; and Miss Beverly Tourle, Agent on behalf of Maven Plan Limited, who spoke in support of the application.

The Committee considered the report set out on pages 38 to 58 of the agenda together with the further material set out in the addendum and other matters discussed at the meeting.

RESOLVED: That permission be granted in respect of application no. MO/2015/1211 subject to the conditions and informatives detailed in the report together with the following additional informative.

Additional Informative

7. Unilateral Undertaking

- i) This permission should be read in conjunction with the Unilateral Undertaking supplied by the applicant dated 02/10/2015
- ii) The applicant is advised that the payment agreed within the Unilateral Undertaking shall be made prior to the carrying out of any Material Operation (as defined in the Undertaking).
- iii) Fourteen days' notice in writing shall be given to the Council before the first Material Operation takes place on the site.
- iv) If the payment remains unpaid for a period exceeding thirty days from the date following the first Material Operation, additional interest at the rate of 5% above the Bank of England Base Rate will be payable from that date onwards until such time as the payment is received.

76. Application MO/2015/1157 – Erection of 9 no. dwellings with landscaping and access following demolition of existing two storey hotel accommodation block: White Horse Hotel, High Street, Dorking, Surrey (Item 4)

The Committee considered the report set out on pages 59 to 82 of the agenda together with the further material set out in the addendum and other matters discussed at the meeting.

Concern was expressed regarding the loss of hotel space and the reduction of car parking spaces to the establishment. Members also voiced some concerns over the access road, especially by service vehicles as the road had been known to be narrow and difficult to manoeuvre in. A motion was consequently proposed to refuse the application on these grounds and in accordance with Mole Valley Local Plan MOV2, MOV5 and REC20 and fell.

(N.B. Counted vote on the decision of motion – 3 for, 10 against and 1 abstention)

RESOLVED: That subject to the receipt of a satisfactory legal agreement confirming the scope and timing of the works to the remainder of the listed hotel buildings as required by policy DT8 if the Dorking Town area Action Plan and an affordable housing contribution in line with Core Strategy policy CS4, the Corporate Head of Service be authorised to grant planning permission subject to the conditions and informatives as details in the report, together with the following additional conditions:

Additional Conditions

25. Prior to the commencement of development, further survey work shall be undertaken by a qualified ecologist to determine the status of the badger sett found on the site. The survey results shall be submitted to and approved by the Planning Authority and thereafter the work shall only be carried out in accordance with the approved details.

Reason: The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences

and that without this safeguard planning permission should not be granted, and to safeguard the ecological interest of the site in accordance with Mole Valley Local Plan policy ENV15 and policy CS15 of the Core Strategy.

26. Prior to the commencement of development, full details of the location, size and design of a bin store serving the Hotel, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the store shall be constructed in accordance with the approved details.

Reason : The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted, and to protect the amenities of the area in accordance with Core Strategy Policy CS14 and Mole Valley Local Plan Policy ENV22.

27. The box dormers on the southern elevation of the former stable block at the rear of the hotel, as proposed under applications MO/2015/1155 & 1156 LBC, shall be constructed prior to the occupation of the houses hereby approved.

Reason: To prevent any intervisibility between facing windows and to satisfy policy ENV22 of the Mole Valley Local Plan.

(N.B. Counted vote on the decision of the Committee – 12 for, 2 against and 1 abstention)

77. Application MO/2015/1143 – Variation of Condition 3 of approved planning permission MO/2011/1450 for hotel, health club, spa, cookery school, 18 hole golf club and associated facilities and works to allow changes to the golf clubhouse, the reconfiguration of the underground maintenance area, and reconfiguration with Drwg Nos. 6_1183_PA-4010 – 4023 and accompanying covering letter dated 10 July 2015 and Design statement (Chapter 5.8): Cherkley court, Reigate Road, Leatherhead, Surrey (Item 5)

The Committee considered the report set out on pages 83 to 121 of the agenda together with the further material set out in the addendum and other matters discussed at the meeting.

RESOLVED: that subject to the receipt of a satisfactory Deed of Variation linking the current application to the Section 106 Agreement that accompanied the previously consented scheme (reference MO/2011/1450), the Corporate Head of Planning be authorised to grant planning permission subject to the following amended conditions and informative:

Amended Conditions

1. The development hereby permitted shall be begun before the expiration of the time limit imposed on application MO/2011/1450

Reason: To comply with Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004.

2. Before any development commences on site, details of the phasing of the development hereby permitted shall be submitted to and approved in

writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved phasing plan.

Reason: The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted and in the interests of the visual amenities of the locality, the protected status of the land and to ensure adequate car parking is available for the individual elements of the proposal, and to accord with Mole Valley Core Strategy policies CS13, CS14, CS15, Local Plan policies ENV22, MOV2, REC11, REC12 and the National Planning Policy Framework 2012.

3. The development hereby permitted shall be carried out and completed in all respects strictly in accordance with the submitted documents and plans as detailed in the Drawing Register dated 6th January 2012 attached at Appendix 2 and amended by drawing numbers referred to in the Drawing Register Extract accompanying the current application MO/2015/1143 and attached at Appendix 3 and no variations shall take place without the prior approval in writing by the Local Planning Authority.

Reason: To accord with the terms of the submitted application and to ensure minimal impact on local amenity and the environment in accordance with Mole Valley Core Strategy policy CS14 and Mole Valley Local Plan policy ENV22.

4. No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved, in writing, by the Local Planning Authority.

Reason: The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted and in accordance with the advice contained within the National Planning Policy Framework 2012.

5. Prior to the commencement of each phase of the development hereby permitted, details and samples of the materials to be used in the construction of the external surfaces of the development, including any retaining walls, hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted and to ensure the development harmonises with its surroundings in accordance with Mole Valley Local Plan policy ENV22 and policy CS14 of the Mole Valley Core Strategy.

6. Prior to the commencement of each phase of the development hereby permitted, details of the hard surfacing to be used within the site shall be submitted to and approved in writing by the Local Planning Authority. The details shall indicate either porous materials or the provision of a direct run-off from the hard surface to a permeable or porous area. All hard surfacing shall be carried out in accordance with the approved details, completed prior to the first occupation of the development hereby permitted and thereafter permanently retained as such.

Reason: The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted and to preserve the visual amenity of the area and prevent the increased risk of flooding, in accordance with Mole Valley Local Plan policy ENV25 and policies CS14 and CS20 of the Mole Valley Core Strategy.

7. Prior to the commencement of any above ground works associated with each phase of the development hereby permitted, details of all external joinery shall be submitted to and approved in writing by the Local Planning Authority including materials, method of opening and large scale drawings showing sections through mullions, transoms and glazing bars. Windows and door openings should have a reveal to be agreed. The development shall thereafter be implemented in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason To ensure that the development is in keeping with the character of the locality in accordance with Mole Valley Local Plan policy ENV22 and policy CS14 of the Mole Valley Core Strategy.

8. The occupation of the property Mickleham Downs shall be limited to persons solely or mainly employed as staff in connection with the Cherkley Court Estate, and to any resident dependants.

Reason: To accord with the terms of the submitted application and the Planning Infrastructure Contributions adopted Code of Practice for Planning Infrastructure Contributions February 2008.

9. Prior to the commencement of any above ground works associated with each phase of the development hereby permitted, a scheme indicating the provision to be made for disabled people to gain access to the retained and proposed buildings shall be submitted to and approved in writing by the Local Planning Authority. The agreed scheme shall be implemented before the development hereby permitted is brought into use.

Reason: To ensure that the development is provided with access for disabled people in accordance with Mole Valley Local Plan policy ENV30.

10. The car parking spaces shown on the submitted drawings to be reserved for the use of disabled people shall be marked out prior to the commencement of the uses hereby permitted and each such parking space shall have a minimum overall width of 3600mm. The spaces shall thereafter be retained unless otherwise agreed, in writing, by the Local Planning Authority.

Reason: To ensure that the development is provided with parking and access for disabled people in accordance with Mole Valley Local Plan policy ENV30.

11. The development shall not be brought into use until the approved parking details for each phase of the development have been constructed in accordance with the approved plans. The parking shall be retained thereafter.

Reason: To ensure adequate parking is provided for each element of the proposal hereby permitted in accordance with Mole Valley Local Plan policy MOV2.

12. No parking of vehicles in excess of 24 hours duration belonging to absent persons travelling to and from Gatwick Airport shall take place within the curtilage of the site.

Reason: To comply with Mole Valley Local Plan policy RUD28.

13. Prior to the commencement of each phase of the development hereby permitted, details of the existing ground levels of the site, the proposed finished levels of the ground, the ground floor slab level of Glass House Cottages, the Estate Office and the Golf Club House, and the finished levels of the access roads to the Golf Club House and to the maintenance facility showing their relationship with the existing levels of the immediately adjoining land and buildings, shall be submitted to and approved, in writing, by the Local Planning Authority. The development shall be carried out in accordance with the approved levels.

Reason: The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted and to protect the visual amenities of the area in accordance with Mole Valley Local Plan policy ENV22.

14. Prior to the commencement of any above ground works associated with each phase of the development hereby permitted, details of any new guttering and rainwater goods to the permitted buildings shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To preserve the visual amenity of the area in accordance with Mole Valley Local Plan policy ENV22 and policy CS14 of the Mole Valley Core Strategy.

15. Prior to the commencement of any above ground works associated with each phase of the development hereby permitted, full details of all proposed extract flues, meter boxes and ventilation systems shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason To preserve the visual amenity of the area in accordance with Mole Valley Local Plan policy ENV22 and policy CS14 of the Mole Valley Core Strategy.

16. Prior to the commencement of any above ground works associated with each phase of the development hereby permitted, details of the extraction system to control fumes and smells at Garden House from the cookery school shall be submitted to and approved, in writing, by the Local Planning Authority; and once approved, shall be carried out prior to the commencement of the use and be retained thereafter.

Reason: To protect the amenities of the area, and in particular the amenities of neighbouring guest suites in accordance with Mole Valley Local Plan policy ENV22 and policy CS14 of the Mole Valley Core Strategy.

17. Unless otherwise stated and agreed in the Landscape and Ecology Management Plan, no storage of equipment, goods or materials shall take

place within the curtilage of the site other than within the buildings located therein.

Reason To protect the visual amenities of the locality in accordance with Mole Valley Local Plan policy ENV22 and policy CS14 of the Mole Valley Core Strategy.

18. Prior to the construction of the plant building in association with Garden House, the existing garage on the site shall be demolished.

Reason: To prevent an additional building on this site which lies within a rural area in which a policy of restraint is applied in accordance with policy CS1 of the Mole Valley Core Strategy and advice contained within the National Planning Policy Framework.

19. Prior to the commencement of development, detailed elevational drawings of the Garden House plant building and Gardeners Outhouse (proposed and existing) and the biomass plant building shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted and to ensure the details of the proposed buildings are acceptable and in accordance with Mole Valley Local Plan policy ENV22, Core Strategy policy CS14 and advice contained within the National Planning Policy Framework.

20. Prior to the commencement of each phase of the development hereby permitted, a landscaping scheme shall be submitted to and approved by the Local Planning Authority including planting of trees, shrubs, herbaceous plants and areas to be grassed. The landscaping shall be carried out in the first planting season after commencement of the development unless agreed otherwise in writing by the Local Planning Authority, and shall be maintained in accordance with the provisions of the approved Landscape and Ecology Management Plan. Such maintenance shall include the replacement of any trees and shrubs that die.

Reason: The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted, and to ensure the provision and maintenance of trees, other plants and grassed areas in the interests of visual amenity and in accordance with Mole Valley Local Plan policy ENV25 and policies CS14 and CS15 of the Mole Valley Core Strategy.

21. In this condition 'retained trees' means an existing tree which is to be retained in accordance with the approved plans and schedule; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be pruned other than in accordance with the approved plans and schedule, without the approval, in writing, of the Local Planning Authority. Any pruning approved shall be carried out in accordance with British Standard 3998 (Recommendations for Tree Work).

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such a size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

Reason: In the interests of visual amenity and to ensure the retention of trees which enhance the existing character of the locality in accordance with Mole Valley Local Plan policies ENV25 and ENV53, and Core Strategy policies CS14 and CS15.

22. For each phase of the development hereby permitted, hard surfaces and foundations within the minimum recommended distances for protective fencing from trees given in table 2 at Section 4 of the current BS5837 (Trees in relation to construction) shall be constructed using an approved permeable no-dig method or a low invasive method in accordance with the principles embodied at section 11 of the current BS5837 and AAIS (Arboricultural Advisory and Information service) Practice Note 12.

Reason: In the interests of visual amenity and to ensure the retention of trees which enhance the existing character of the locality in accordance with Mole Valley Local Plan policies ENV25 and ENV53 and Mole Valley Core Strategy policies CS14 and CS15.

23. Prior to the commencement of development a Site Waste Management Plan (SWMP) shall be submitted to and agreed, in writing, by the Local Planning Authority. The approved development shall then be carried out in accordance with the approved SWMP.

Reason: The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted and to ensure proper management of the environmental impact of the approved development during all construction phases in accordance with Mole Valley Local Plan policy ENV22.

24. Prior to the commencement of development, a Construction Environmental Management Plan (CEMP) shall be submitted to and agreed in writing with the Local Planning Authority. The CEMP shall:

(i) Ensure that no removal of trees and hedgerows shall be carried out on site between 1st March and 21st July, unless proved to be clear of nesting birds by a suitably qualified ecologist and approved in writing by the Local Planning Authority;

(ii) Demonstrate that construction shall be carried out in strict accordance with the mitigation works set out in the Environmental Statement. No works shall begin without the presence of a suitably qualified ecologist being present to supervise the works;

(iii) Contain a list of species to be retained or translocated within the site in accordance with the approach set out in the Environmental Statement; and

(iv) Set out the measures to be taken to protect flora in 40 Acre Field during construction of the golf course and how those species will be managed and enhanced in the future.

Reason: The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences

and that without this safeguard planning permission should not be granted and to ensure proper management of the environmental impact of the approved development during all construction phases in accordance with Mole Valley Local Plan policy ENV22.

25. Prior to commencement of use of the restaurants, a scheme detailing the method of disposal of fats, oils and grease and the collection of waste oil by a contractor, shall be submitted to and approved by the Local Planning Authority.

Reason: To protect against the pollution of local water courses in accordance with 'Best management practices for catering establishments'.

26. Prior to the commencement of any above ground works associated with each phase of the development hereby permitted, a plan indicating the positions, design, materials and type of boundary treatment to be erected/retained shall be submitted to and approved, in writing, by the Local Planning Authority. The boundary treatments shall be carried out in accordance with the approved details and completed prior to the commencement of trading and thereafter permanently retained.

Reason: To preserve the visual amenity of the area and protect the amenities of adjacent occupiers in accordance with Mole Valley Core Strategy policy CS14 and Local Plan policy ENV22.

27. Notwithstanding the provisions of The Town and Country Planning (Control of Advertisements) (England) Regulations 2007, details of any signage within the site shall be submitted to and approved, in writing, by the Local Planning Authority. The signage shall be erected in accordance with the approved details prior to the commencement of trading and thereafter permanently retained as such.

Reason: To preserve the visual amenity of the area in accordance with Mole Valley Core Strategy policy CS14 and Local Plan policy ENV22.

28. Before any ventilation or air handling plant/or machinery is brought into use, it shall be insulated and mounted in a way which will minimise the transmission of structure borne sound in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

Reason: To protect the amenities of neighbouring properties and to provide a satisfactory environment for occupiers of the development in accordance with Mole Valley Local Plan policy ENV22.

29. No deliveries to the site shall be undertaken or dispatched from the site between the hours of 10pm – 7.30am.

Reason: To protect the amenities of local residents in accordance with Mole Valley Local Plan policy ENV22.

30. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended), details of any external CCTV cameras to be erected at the site shall be submitted to and approved in writing by the Local Planning Authority and such details shall be implemented in accordance with the approved details.

Reason: In the interests of visual amenity and in accordance with the Mole Valley Core Strategy policies CS13 and CS14, Local Plan policy ENV22 and to comply with the provisions of the National Planning Policy Framework.

31. Prior to the commencement of development of the golf course, the Landscape and Ecology Management Plan (LEMP) shall be submitted to and agreed in writing with the Local Planning Authority. The LEMP shall cover a period of 25 years from the completion of the development and shall:

(i) Set out the measures to be taken to enhance the habitats for reptiles, amphibians, birds, mammals (including bats) and invertebrates and the future monitoring of those habitats. These shall include setting out design objectives, management responsibilities, maintenance schedules, monitoring and reporting arrangements for the whole of the Cherkley Estate.

(ii) The LEMP shall require additional surveys of the open parkland, grassland and woodland to ensure the mitigation and enhancement measures are implemented in accordance with the Environmental Statement. Details of such surveys that may be required shall be submitted to and approved by the Local Planning Authority in consultation with the Surrey Botanical Society.

Reason: The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted, and to provide a basis for safeguarding flora and wildlife during the construction process in accordance with Mole Valley Core Strategy policy CS15 and the advice contained within the National Planning Policy Framework and to ensure the LEMP provides for the future maintenance of the enhanced newly created habitat areas.

32. Prior to the occupation of the development hereby permitted an external lighting scheme shall be submitted to and approved in writing by the Local Planning Authority for access, car parking, terraces and pickup/set down areas and other public realm areas. Illumination of the elevations to any of the buildings will not be permitted. The approved details shall be implemented before each element of the development is occupied.

Reason: To prevent light pollution in the countryside and protect wildlife corridors, in accordance with policy LU3 of the Surrey Hills Management Plan, Mole Valley Core Strategy policy CS14, Mole Valley Local Plan policies ENV57 and the advice contained within the National Planning Policy Framework.

33. Prior to the commencement of development, trees to be removed shall be agreed with the Local Authority Tree Officer. The clearance of the tree plantation adjacent to 40 Acre Field shall be carried out in the presence of a qualified Dormouse ecologist.

Reason: The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted, and to ensure protection of a protected species in accordance with the requirements of Natural England.

34. Noise emitted by live or amplified music sources is to be limited to a noise level of LAeq, 1 hour 30dB between the hours of 07:00 hours and 23:00 hours and a level of LAeq, 5 minutes 20dB between 23:00 hours and 07:00

hours as measured at any point on the site boundary unless specific conditions have been agreed for individual events through the Local Licensing Authority.

Reason: In the interests of the amenities of nearby residents and the tranquility of the countryside in accordance with Mole Valley Local Plan policy ENV22 and policy LU3 of the Surrey Hills Management Plan.

35. Prior to the commencement of development, a scheme for the crossing point of Leatherhead Bridleway 110 and the access road, to include surface treatment, speed management and signage, shall be submitted to and approved in writing by the Local Planning Authority, all to be permanently maintained to a specification to be agreed in writing with the Local Planning Authority and the visibility zones shall be kept permanently clear of any obstruction. The approved scheme shall be implemented prior to the first use of the access road by guests or use of the golf course.

Reason: The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted, and to ensure that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Mole Valley Local Plan policy MOV2.

36. No development shall start until a Method of Construction Statement, to include details of:

- (a) parking for vehicles of site personnel, operatives and visitors
 - (b) loading and unloading of plant and materials
 - (c) storage of plant and materials
 - (d) programme of works
 - (e) management of the Public Right of Way Network during construction
- have been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction period.

Reason: The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted, and to ensure that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Mole Valley Local Plan policy MOV2.

37. Before any of the operations which involve the movement of materials in bulk to or from the site are commenced, facilities shall be provided as must be agreed with the Local Planning Authority, in order that the operator can make all reasonable efforts to keep the public highway clean and prevent the creation of a dangerous surface on the public highway. The agreed measures shall thereafter be retained and used whenever the said operations are carried out.

Reason: The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted, and to ensure that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Mole Valley Local Plan policy MOV2.

38. Before development commences on site, a surface water drainage scheme for the site, including details of how the scheme shall be maintained and managed after completion, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed and retained thereafter.

Reason: The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted, and to improve and protect water quality, to demonstrate compliance with SUDS principles and feasibility of infiltration SUDS devices, and to ensure future maintenance of the surface water drainage scheme.

39. Prior to the commencement of development, details including percolation test results and calculations of the capacity of any soakaways shall be provided for approval in writing to the Local Planning Authority. The development shall be carried out in accordance with the agreed details.

Reason: The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted, and to improve and protect water quality, to demonstrate compliance with SUDS principles and feasibility of infiltration SUDS devices, and to ensure future maintenance of the surface water drainage scheme in accordance with Mole Valley Core Strategy policy CS20 and advice contained within the National Planning Policy Framework 2012.

40. Prior to the commencement of development, details of foul drainage shall be submitted to and approved in writing by the Local Planning Authority and the approved details shall be carried out in full and thereafter retained. Should foul water disposal be via a sewage treatment plant, prior to the commencement of development details shall be provided to the Local Planning Authority, for approval in writing, of:

1. Effluent disposal proposals;
2. Environment Agency consent;
3. Capacity of the treatment plant(s); and
4. Siting of plant and effluent drainage

Reason: The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted, and the Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted, and in accordance with Mole Valley Local Plan policy ENV65.

41. After development, a verification report demonstrating completion of the works set out in the environmental statement and the effectiveness of the mitigation shall be submitted to and approved, in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring, carried out in accordance with the actions set out in the environmental statement, to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages,

maintenance and arrangements for contingency action, as identified in the environmental statement, and for the reporting of this to the Local Planning Authority. The long-term monitoring and maintenance plan shall be implemented as approved.

Reason: The environmental statement included sections that satisfy the Environment Agency's requirements for a risk assessment, site investigation, remediation strategy and a verification plan. The Mitigation Measures set out in section 11.76 include measures to deal with any contamination encountered during construction, sampling of soils and ongoing monitoring of gas and groundwater. The results of this monitoring and any further contingency actions should be submitted to the local authority in the above report.

42. The emptying of swimming pools shall only take place overnight and during dry periods and the discharge rate shall be controlled such that it does not exceed a flow rate of 5 litres per second into the public sewer network.

Reason: To prevent the risk of flooding or surcharging.

43. There shall be no exportation of site won materials namely topsoils, subsoils or underlying materials.

Reason: To comply with the terms of the planning application and to enable the Local Planning Authority to exercise control over the development so as to ensure the protection of amenity and the establishment of the proposed uses to a high standard in accordance with the Surrey Waste Plan 2008, Policy DC3 'General Considerations'.

44. There shall be no importation of any topsoils, subsoils or bulk construction materials required for adjusting the site gradients without the prior permission, in writing, from the Local Planning Authority.

Reason: To comply with the terms of the planning application and to enable the Local Planning Authority to exercise control over the development so as to ensure the protection of amenity and the establishment of the proposed uses to a high standard in accordance with the Surrey Waste Plan 2008, Policy DC3 'General Considerations'.

45. During the construction of the golf course and prior to the re-spreading of topsoils on the site, profile boards shall be used at 50m centres.

Reason: To comply with the terms of the planning application and to enable the Local Planning Authority to exercise control over the development so as to ensure the protection of amenity and the establishment of the proposed uses to a high standard in accordance with the Surrey Waste Plan 2008, Policy DC3 'General Considerations'.

46. Prior to the re-spreading of subsoils and topsoils on any areas of land that have been reprofiled to a finished slope of more than 45 degrees, slope stability checks shall be provided to the Local Planning Authority to demonstrate that the gradient changes will remain stable.

No subsoils or topsoils shall be spread on areas with a finished slope greater than 45-degrees unless a slope stability assessment has been submitted to and approved by the Local Planning Authority. All sub or topsoil placement work in such areas shall take place solely in accordance with the approved details.

Reason: To comply with the terms of the planning application and to enable the Local Planning Authority to exercise control over the development in accordance with the Surrey Waste Plan 2008 policy WD8: 'Landfilling, Landraising and Engineering or Other Operations'.

47. Prior to the commencement of the construction of the golf course, detailed drawings of the proposed cut and fill works including levels, and, up-to-date and verified calculations of the volumes of the identified 'cut and fill' works, shall be submitted to the Local Planning Authority for approval in writing.

Reason: The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted, and to ensure that no importation of waste material will be required at a later date in order to make up a shortfall brought about by incorrect calculations.

48. (a) Prior to the commencement of development a BREEAM Requirements & Responsibilities Report (BRRR) shall be submitted to the Council detailing in full the requirements of the BREEAM assessments (i.e. the specific requirements that must be met to demonstrate compliance with each credit), demonstrating that a rating of 'Very Good' or above will be achieved, and a named design team member/contractor representative responsible for undertaking each BREEAM requirement.

(b) Within 3 months of the commencement of development the BREEAM Interim Certification reports shall be submitted to the Council and the subsequent interim certificates shall be provided once these have been made available by the BRE within 6 months of a start on site.

(c) Within 3 months of occupation, the BREEAM post construction review assessment report shall be provided to the Council and within 6 months of occupation, the post construction review certificate shall be provided. The final post construction review assessment shall indicate that 'Very Good' standard or above has been achieved.

Reason: The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted, and in accordance with Policy CS19 of the Mole Valley Core Strategy.

49. Prior to commencement of development, details to reduce the carbon emissions of the predicted energy use of the development hereby permitted by at least 10% through the on-site installation and implementation of decentralised and renewable or low-carbon energy sources shall be submitted and approved by the Local Planning Authority and be implemented prior to the first occupation of the development.

Reason: The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted, and to optimise renewable energy and its conservation, in accordance with policy CS19 of the Mole Valley Core Strategy.

50. A Travel Plan, based on the principles of the Framework Travel Plan, shall be submitted to and agreed in writing by the Local Planning Authority within 6 months of the commencement of each individual element of the

scheme. The development shall be implemented in accordance with the approved Travel Plan.

Reason: To ensure that the traffic generation is minimised in this sensitive environment and reduced over time in accordance with policy LU2 of the Surrey Hills Management Plan, Mole Valley Local Plan policies ENV22 and MOV2 and policy CS18 of the Mole Valley Core Strategy.

51. Within 2 years of the date of this permission, a programme of public interpretation providing the public with information about the site shall be agreed in writing by the Local Planning Authority. The programme of interpretation shall then be carried out in accordance with the approved details.

Reason: To accord with the terms of the submitted application, to assist with the understanding of the historical significance of the Cherkley Estate and to enhance public enjoyment of the site in accordance with Mole Valley Local Plan policy REC19.

52. The existing secondary access to Cherkley Court via South (Lower) Lodge and Mickleham Drive shall not be used by members of the public or delivery vehicles visiting the Estate.

Reason: In the interests of the amenities of neighbouring residents in accordance with Mole Valley Local Plan policies ENV22 and MOV2.

53. No additional marquees shall be erected externally at the site without the prior approval, in writing, of the Local Planning Authority.

Reason: To protect the amenities of the area, and in particular the amenities of neighbouring residential properties in accordance with Mole Valley Local Plan policy ENV22.

54. The Woodland Management Plan and the creation of paths through the woodland areas will be informed by surveys (botanical and species) agreed with the Local Planning Authority in advance of the commencement of works to the woodland.

Reason: To provide a basis for safeguarding botanical and protected species in accordance with Mole Valley Core Strategy policy CS15 and the advice contained within the National Planning Policy Framework.

55. Prior to the commencement of construction of the golf course, full details of the proposed irrigation lake shall be submitted to and approved in writing by the Local Planning Authority. The construction of the lake shall be implemented in accordance with the approved details.

Reason: The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted, and to ensure that the lake is constructed in a way that preserves the visual amenity and biodiversity of the area in accordance with Mole Valley Core Strategy policies CS13 and CS15.

56. No helicopters, except in emergency situations, shall land or take off from the site without the prior approval in writing of the Local Planning Authority.

Reason: To protect the tranquility of the area, in accordance with policy LU3 of the Surrey Hills Management Plan, and to protect the amenities of the area and neighbouring residential properties in accordance with Mole Valley Local Plan policy ENV22.

57. Prior to the commencement of works relating to the borehole, details of the location of the borehole and any above ground infrastructure or equipment shall be submitted to and agreed in writing by the Local Planning Authority. The works shall then be carried out in accordance with the agreed details.

Reason: The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted, and to protect the amenities of the area in accordance with Mole Valley Local Plan policy ENV22 and Mole Valley Core Strategy policy CS14.

Informatives

1. The applicant is reminded that work should be carried out in accordance with safety requirements as outlined in the letter from BPA dated 17th November 2011 and copied to Planning Perspectives.
2. Details of the highway requirements necessary for inclusion in any application seeking approval of reserved matters may be obtained from the Transportation Development Control Division of Surrey County Council.
3. The permission hereby granted shall not be construed as authority to obstruct the public highway by the erection of scaffolding, hoarding or any other device or apparatus for which a licence must be sought from the Highway Authority Local Transportation Service.
4. The permission hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence must be obtained from the Highway Authority Local Transportation Service before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway.
5. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).
6. A pedestrian inter-visibility splay of 2m by 2m shall be provided on each side of the access, the depth measured from the back of the footway and the widths outwards from the edges of the access. No fence, wall or other obstruction to visibility between 0.6m and 2m in height above ground level shall be erected within the area of such splays.
7. The applicant is advised that as part of the detailed design of the highway works required by the above condition(s), the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment.

8. This proposal requires an abstraction licence from the Environment Agency in accordance with Section 24 of the Water Resources Act 1991. The groundwater resources of the target aquifer (Lower Greensand) are not heavily used near Cherkley Court, however the applicant should be aware that it will not be possible to issue such a licence if the borehole cannot sustain the required yield. The development will require a Site Waste Management Plan. The development of the golf course will require relevant environmental permissions. Please contact Russ Snashall on 0208 305 4841.

9. The applicant's attention is drawn to the requirements of Thames Water which are set out in their letter dated 14th November 2011 a copy of which is attached.

10. This permission does not purport to grant consent to the erection of signage or advertising which must be the subject of a separate application for Advertisement Consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

11. In the interests of sustainability and the reduction of waste your attention is drawn to the desirability of recycling building materials wherever possible. The demolition or dismantling of structures on the site should be considered as part of the development process to maximise the reuse or recycling of materials rather than disposal as waste. For further information about re-use and recycling of building materials, the applicant is advised to ring the Surrey County Council Contact Centre on 08456 009009.

12. The clearance of vegetation by burning is likely to give rise to problems of smoke nuisance. The applicant is therefore encouraged to remove such green waste from the site in order that it may be recycled through composting, chipping, waste to energy transfer (alternatively, logging) or other similar processes.

78. Application MO/2015/0771 – Conversion of existing barn into 1 No. dwelling and garage/store to serve Halesbridge Farm: Halesbridge Farm Barn, Blanks Lane, Newdigate, Dorking, Surrey (Item 6)

The Committee considered the report set out on pages 122 to 133 of the agenda together with the further material set out in the addendum and other matters discussed at the meeting.

RESOLVED: that subject to the receipt of a satisfactory legal obligation to secure the payment of the required Affordable Housing Contribution by 13 October 2015, or any such later date to be agreed in writing with the Corporate Head of Service, the Corporate Head of Service be authorised to grant permission subject to the conditions and informatives as detailed in the report, or if that obligation is not received by that date, the Corporate Head of Service be authorised to refuse permission for the appropriate reasons.

79. Application MO/2015/1323 – Replace existing windows and insert additional external doors. Erection of cycle and refuse store and landscaping to car park in connection with prior notification application MO/2015/1243 to assess the principle of the conversion of the building to 20 No. flats: Devonshire House, 66 Church Street, Leatherhead, Surrey (Item 7)

The Committee considered the report set out on pages 134 to 138 of the agenda together with the further material set out in the addendum and other matters discussed at the meeting.

RESOLVED: that permission be granted in respect of application no. MO/2015/1323 subject to the conditions and informative as set out in the report together with the following amended condition and additional conditions and informatives.

Amended Condition

2. The development hereby permitted shall be carried out and completed in all respects strictly in accordance with the submitted document and plan numbers 111A, 117 (Materials sheet), 118C, 241 B, 215 B, 225 B, 235 B, 113 (titled: Proposed roof layout)

Reason: to accord with the terms of the submitted application and to ensure minimal impact on local amenity and the environment in accordance with Mole Valley Core Strategy policy CS14 and Mole Valley Local Plan policy ENV22.

Additional Conditions

8. HC1 Modified Access (as part of other development)

The development hereby approved shall not be first occupied unless and until the proposed modified vehicular access to The Street has been constructed and provided with visibility zones in accordance with the approved drawing A3060-118C and thereafter the visibility zones shall be kept permanently clear of any obstruction measured from a drivers eye-height of over 0.6m above the road surface.

9. HC5 Parking & Turning/Retention of Parking & Turning

The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans for vehicles and cycles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking and turning areas shall be retained and maintained for their designated purposes.

Reason

HR1 - The above conditions are required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users.

Policy

The above conditions are required to satisfy the National Planning Policy Framework, the Surrey Transport Plan, and saved policies MOV2 and MOV5 of the Mole Valley Local Plan.

Additional Informatives

2. H(Inf)9a - New Vehicle Crossovers and Dropped Kerbs

The permission hereby granted shall not be construed as authority to carry out any works on the highway. The applicant is advised that prior approval must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, or verge to form or modify a vehicle crossover or to install dropped kerbs. Please see www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/vehicle-crossovers-or-dropped-kerbs.

3. HInf14 - A pedestrian inter-visibility splay of 2m by 2m shall be provided on each side of the access, the depth measured from the back of the footway and the widths outwards from the edges of the access. No fence, wall or other obstruction to visibility between 0.6m and 2m in height above ground level shall be erected within the area of such splays.

80. Application MO/2015/1224 – Conversion of existing stable buildings to form 3 No. dwellings: Wymbleton House, Henfold Lane, South Holmwood, Dorking, Surrey (Item 8)

The Committee considered the report set out on pages 139 to 148 of the agenda together with the further material set out in the addendum and other matters discussed at the meeting.

RESOLVED: Subject to the final comments of Surrey Wildlife Trust and the receipt of a satisfactory legal obligation to secure the payment of the required Affordable Housing, the Corporate Head of Service be authorised to grant permission if the legal obligation is received by 6th November 2015 subject to the conditions and informatives detailed in the report, or if the obligation is not received by that date, or such later date as agreed by the Corporate Head of Service, the Corporate Head of Service be authorised to refuse permission for the appropriate reasons.

81. Application MO/2015/1089 – Construction of stable mess room: Waggoners Farm, Russ Hill, Charlwood, Horley, Surrey (Item 9)

The Committee considered the report set out on pages 149 to 163 of the agenda together with the further material set out in the addendum and other matters discussed at the meeting.

RESOLVED: that permission be granted in respect of application no. MO/2015/1089 subject to the conditions and informative as set out in the report.

(N.B. Counted vote on the decision of the Committee – 11 for, 2 against, 0 abstention)

82. Appeal Decisions

The Committee noted the decisions made by the Planning Inspectorate and Court of Appeal.

Chairman.....

Date.....