

**Minutes of a meeting of the Development Control Committee
held 2nd July 2014 at Pippbrook, Dorking
from 7.00pm to 9.50pm**

Present: Councillors Chris Hunt (Chairman), Rosemary Dickson, David Draper (Substitute for Margaret Cooksey), Valerie Homewood, Mary Huggins, Howard Jones, Bridget Lewis-Carr, Raj Haque (Substitute for Stella Brooks), Simon Ling, Tim Loretto, John Muggeridge, John Northcott, Jatin Patel, David Preedy, Sarah Seed, Philippa Shimmin and Peter Stanyard.

4. Minutes

Although not on the previously circulated Agenda, the Committee agreed to approve as a correct record the minutes of the Annual Meeting of the Council held on 17th June 2014.

RESOLVED: That the minutes of the Annual Meeting of the Council held on 17th June 2014 be approved as a correct record and signed by the Chairman.

5. Apologies for Absence

Apologies for absence were received from Councillors Emile Aboud, Stella Brooks, Margaret Cooksey and David Mir.

6. Disclosure of Interests

Councillor Rosemary Dickson declared:-

- a non-pecuniary interest in item 2 as she knew the applicant.

Councillor Raj Haque declared:-

- a non-pecuniary interest in item 4 as a Member of the Fetcham Residents Association.

Councillor Chris Hunt declared:-

- a non-pecuniary interest in item 1 as he was acquainted with people who made representations, and he was a Member of the Parish of Ashtead and a charity governor at the Barnett Wood pre-school group.

Councillor Simon Ling declared:-

- a non-pecuniary interest in item 1 as a Member of the Ashtead Residents Association and he spoke to a number of Objectors to the application. He was also a Member of the Parish of Ashtead.

Councillor John Muggeridge declared:-

- a non-pecuniary interest in item 2 as he knew the applicant.

Councillor John Northcott declared:-

- a non-pecuniary interest in item 1 as a Member of the Ashtead Residents Association and he spoke to a number of Objectors to the application. He was also a Member of the Parish of Ashtead.

Councillor Sarah Seed declared:-

- a non-pecuniary interest in item 4 as a Member of the Fetcham Residents Association.

Councillor Peter Stanyard declared:-

- a non-pecuniary interest in item 1 as local resident he was acquainted with most people who objected to the application, and he met with people who made presentations from both parties. He was also a Member of the Parish of Ashtead.

7. Application MO/2014/0366 – Change of use from C3 dwelling house to D1 nursery with ancillary staff accommodation and creation of 10 No. parking spaces (7 drop-off/pick-up spaces): North Lodge, Park Drive, Ashtead, Surrey (Item 1)

The Committee considered the report set out on pages 1 to 15 of the agenda together with the further material set out on the addendum sheet and other matters discussed at the meeting.

The Committee heard representations from the following speakers: Mr Peter Smith, a local resident, and Mr Roger Bennett, Planning Officer of the Ashtead Residents Association, who both spoke in objection to the application; Mrs Lynn Mee, applicant, spoke in support of the application.

The Committee debated the application in full. Members fully supported the principle of increasing the supply of pre-school nursery places; however some concerns were voiced over the parking arrangements, and the lack of a travel plan. Some Members argued that the narrow lane was unsuitable to deal with increase in traffic which posed concerns over access and egress of vehicles. Members noted that Surrey County Council Highways raised no objections to the application and deemed the proposal acceptable subject to the imposition of the conditions. To address the travel plan issue, Members requested Officers to add a note to Surrey County Council Highways to consider the following points when drafting the Travel Plan: crossing patrols, clearing foliage from adjacent footpaths, maintenance of the private road, measures to ensure the passing bays are not used for parking and measures to control entering and leaving the site.

The Committee also noted the local residents' concerns over the possibility of commercial use of the premises at the weekends and the potential disruption it may cause to neighbouring residential properties. It was agreed to amend Condition 11 to ensure that no commercial activity would take place on site at weekends.

RESOLVED: That permission be granted in respect of application no. MO/2014/0366, subject to the conditions and informatives detailed in the report together with the following amended conditions and informative.

Amended Conditions

11. The use hereby permitted shall not be open to customers outside the hours of 8.00am to 16.30pm Mondays to Fridays. No commercial activity shall take place on site at weekends or on bank holidays.

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.

12. At least one entrance doorway to the development hereby permitted shall have a minimum width of 900mm (1800mm for a double door) and the threshold of the door shall have a flush surface.

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

A separate letter is to be sent to SCC Highways regarding the Travel Plan informing them that the Travel Plan should consider:-

- Crossing patrols
- Clearing foliage from adjacent footpaths
- Maintenance of the private road
- Measures to ensure the passing bays are not used for parking
- Measures to control entering and leaving the site.

(N.B. Counted vote on the decision of the Committee– 16 for, 0 against)

8. Application MO/2014/0724 – Change of Use from Storage Use only (Use Class B8) to Storage and/or Workshop: Coast Hill Farm House, Sheephouse Lane, Wotton, Dorking, Surrey (Item 2)

The Committee considered the report set out on pages 16 to 23 of the agenda together with the further material set out on the addendum sheet and other matters discussed at the meeting.

The Committee heard representations from the following speakers: Ms Anneliese Cameron, local resident and Chair of Sheephouse Green Association, who spoke in objection to the application, and Mr Arnold Deuker, tenant and operator of the carpenter business, spoke in support of the application.

Members noted that the applicant continued to occupy the building since 2009 despite the previous permission expiring, and it was therefore considered difficult to resist the proposed application when there was no evidence to show that there had been a nuisance to residents. The Committee also considered a suggestion that any consent should be issued on a personal basis, but following advice and debate this idea was withdrawn.

RESOLVED: That permission be granted in respect of application no. MO/2014/0724, subject to the conditions and informative detailed in the report together with the following amended condition.

Amended Condition

9. The level of noise emitted from any equipment on the site shall not exceed 5 dB(A) above the existing background noise level as assessed under BS4142:1997 and when measured on the application site boundary with the nearest noise sensitive receptor.

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

9. Application MO/2014/0605 – Replacement of log cabin with 1 No. 3 bedroom dwelling, and relocation of horse walker: Wicklands Stud, Ockley, Forest Green, Dorking, Surrey (Item 3)

The Committee considered the report set out on pages 24 to 32 of the agenda together with the further material set out on the addendum sheet and other matters discussed at the meeting.

RESOLVED: That permission be granted in respect of application no. MO/2014/0605, subject to the conditions and informative detailed in the report together with the following additional and amended conditions.

Additional Condition

11. The horse walker shall not be installed in its new position until details of the existing ground levels of the site, the proposed finished levels of the ground, the slab level of the walker, and the their relationship with the existing levels of the immediately adjoining land and buildings, have been submitted to and approved, in writing, by the Local Planning Authority. The development shall be carried out in accordance with the approved levels.

Reason: To protect the rural character and appearance of the area in accordance with Mole Valley Local Plan policy ENV3.

12. The planting of the new hedge indicated on the approved plans shall be carried out in the first planting season after commencement of the development, unless otherwise agreed in writing by the Local Planning Authority, and shall be maintained for a period of 5 years. Such maintenance shall include the replacement of any trees and shrubs that die.

Reason: 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.

13. Within one month of the first occupation of the dwelling hereby permitted the existing mobile home on the application site shall be removed from the site.

Reason: To prevent an additional dwelling on this site which lies within a rural area in which a policy of restraint is applied in accordance with Mole Valley Local Plan policy RUD8 and policy CS1 of the Mole Valley Core Strategy.

Any future tenants would have to adhere to the same conditions.

Amended Condition:

2. The occupation of the dwelling shall be limited to a person solely or mainly working, or last working, on this site in agriculture (as defined in Section 336(1) of the Town and Country Planning Act 1990), or in forestry or horse related activities, or a widow or widower of such a person, and to any resident dependents.

Reason: To ensure that the dwelling hereby permitted is occupied only by a person or persons employed on the site in agriculture, forestry or horse related activities in accordance with the advice of the National Planning Policy Framework.

(N.B. Counted vote on the decision of the Committee– 11 for, 4 against)

10. Application MO/2014/0764 – Remove 3 No. Douglas Fir trees (part of group G18 marked on submitted plans): 4, The Laurels, Fetcham, Surrey (Item 4)

The Committee considered the report set out on pages 33 to 37 of the agenda together with the further material set out on the addendum sheet and other matters discussed at the meeting.

RESOLVED: That permission be granted in respect of application no. MO/2014/0764, subject to the conditions detailed in the report together with the following amended condition and additional informative.

Delete Condition1 and replace with the following:

1. Three replacement conifer trees shall be planted as close to the positions of the trees consented to be removed within the first planting season following their removal. The trees shall be extra heavy standards of 12-14cm girth, the species to be either Western Red Cedar or, a similarly functioning conifer tree subject to discussion and agreement of the Local Planning Authority. The replacement trees shall be maintained for a period of 5 years and shall be replaced if they die.

Reason: To maintain amenity screening for neighbours.

Additional Informative:

Informative: The planting season is between October 1st and March 31st. Western Red Cedar responds well to pruning and regenerate from old wood and, may be maintained as a short or tall screening or hedge.

11. Appeal Decisions

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

Chairman.....

Date.....