

**Minutes of the Meeting of the Development Control Committee  
held at Pippbrook, Dorking on 7 March 2018 from 7.00pm to 9.22pm**

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**Present:** Councillors: Chris Hunt (Chairman), Margaret Cooksey (Vice Chairman), Mary Cooper (Substitute), Joe Crome, Rosemary Dickson, James Friend, David Harper (Substitute), Mary Huggins, Paul Kennedy (Substitute), Malcolm Ladell, Tim Loretto, Claire Malcolmson, John Muggeridge, Jatin Patel, and Clayton Wellman.

**130. Minutes**

**RESOLVED:** That the Minutes of the Development Control meeting held on 7 February 2018 be approved as a correct record and signed by the Chairman.

**131. Apologies for Absence**

Apologies for absence were received from Councillors: David Hawksworth, Raj Haque, Duncan Irvine, Howard Jones, Peter Stanyard and Michelle Watson.

**132. Disclosure of Interests**

All Councillors declared:

- a non pecuniary interest in item 2 as they know one of the objectors

Councillor John Muggeridge declared:

- a non pecuniary interest in item 8 as they know the applicant

Councillor Jatin Patel declared:

- a non pecuniary interest in items 1, 2 and 6 as they are the Ward Member and a member of Bookham Residents Association
- a non pecuniary interest in item 6 as the application site is near their ward

Councillor Mary Huggins declared:

- a non pecuniary interest in items 3, 7 and 8 as they know the applicants

Councillor James Friend declared:

- a non pecuniary interest in items 8 as they know the applicant (withdraw from item)

Councillor Tim Loretto declared:

- a non pecuniary interest in items 8 as they know the applicant

Councillor Paul Kennedy declared:

- a non pecuniary interest in items 6 as they have been contacted by residents regarding the application

**133. Item 1: Application MO/2018/0029**

**Erect 1 No. detached bungalow in front of existing property, including car parking, cycle parking and bin storage provision.**

**Land at 21 Keswick Road, Fetcham, Leatherhead, Surrey KT22 9HJ**

The Committee considered the report set out on pages 1 to 9 of the agenda together with other matters discussed at the meeting.

**RESOLVED:** That permission be **GRANTED** in respect of application no. MO/2018/0029 subject to the conditions and informatives detailed in the report.

**134. Item 2: Application MO/2017/2130**

**Retrospective application for the installation of 2 No. new intake and exhaust louvres within existing window openings by removal of glass panes and framing as required. Louvres located at ground floor level, one on south east side elevation and one on north east rear elevation.**

**British Telecom exchange, Church Road, Bookham, Surrey**

The Committee considered the report set out on pages 10 to 15 of the agenda together with the further material set out in the addendum and other matters discussed at the meeting.

During the debate Members raised concerns regarding noise levels and the impact on neighbouring residential properties. A motion to defer was proposed and seconded to allow more information about noise levels resulting from the installation of louvres and the impact on nearby residential properties.

**RESOLVED:** That application no. MO/2017/2130 be **DEFERRED** to seek further information regarding noise levels and the impact on neighbouring properties.

**135. Item 3: Application MO/2017/1294**

**Erect 1 No. dwelling following demolition of existing commercial barn.**

**Henfold Farm, Henfold Lane, Beare Green, Dorking, Surrey RH5 4RW**

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

**RESOLVED:** That permission be **GRANTED** in respect of application no. MO/2017/1294 subject to the conditions and informatives detailed in the report.

**136. Item 4: Application MO/2017/2137**

**Outline application for the consideration of scale in respect of the erection of 1 No. replacement dwelling.**

**Buckland Heights, Buckland Hill, Buckland, Tadworth, Surrey KT20 7HZ**

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

**RESOLVED:** That permission be **GRANTED** in respect of application no. MO/2017/2137 subject to the conditions and informatives detailed in the officer's report.

**137. Item 5: Application MO/2017/2177**

**Variation of condition 2 of approved planning permission MO/2016/1102 for the erection of first and second floors over existing shop unit to create 4 No. flats and alterations to shop front, in order to allow utilisation of the previously approved retail space at the rear of the site to form 1 No. additional 1 bed flat (5 No. flats in total) in accordance with drawing No. 17-35-02.**

**49-51 High Street, Leatherhead, Surrey KT22 8AG**

The Committee considered the report set out on pages 33 to 43 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/2017/2177 subject to the conditions and informatives detailed in the officer's report and the additional information contained in the addendum including:

Amended condition 2 as follows:

After 22/02/18 add: 'and amended front elevation dated 27/02/18 and ground floor plan dated 01/03/18' remainder unchanged.

**138. Item 6: Application MO/2017/1323**

**Conversion of 2 existing commercial buildings and the demolition of remaining equestrian and commercial buildings to provide 25 dwellings with associated infrastructure including, creation of proposed access, internal roads and footpaths, car parking, sustainable drainage system; with associated landscaping and earthworks. The proposal includes the removal of the ménage and sand school.**

**Preston Farm Stables, Preston Farm, Lower Road, Bookham, Surrey KT23 4EF**

The Committee considered the report set out on pages 44 to 69 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/2017/1323 subject to the conditions and informatives detailed in the officer's report and the additional information contained in the addendum.

Recommendation:

Delete reference to referral to National Planning Policy Case Work Unit as proposal does not fall within criteria listed in paragraph 4 of The Town and Country Planning (Consultation) (England) Direction 2009.

Amend wording of Recommendation:

Subject to receipt of a satisfactory legal obligation to secure the provision of 10 on-site affordable units and the provision of the footway and paving to facilitate pedestrian crossing on Lower Road by Friday 29th June 2018 or any other later date to be agreed in writing by the Corporate Head of Services. The Corporate Head of Services be authorised to **GRANT** permission subject to the conditions set out below or **REFUSE** permission if a satisfactory legal obligation is not secured for the appropriate reasons.

Delete conditions 14 and 26.

Add the following condition:

Notwithstanding the provisions of the Town and Country (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or

without modification), no building or enclosure, swimming or other pool, within Schedule 2, Part 1 Class E, shall be carried out on the land the subject of this planning permission.

Reason: To protect the character and amenities of this rural area, in accordance with the advice contained in the National Planning Policy Framework and policy CS14 of the Mole Valley Core Strategy.

Re-number conditions taking account of the above.

**139. Item 7: Application MO/2017/1085**

**Erection of 1 No. agricultural barn for the use of housing cattle and associated farm storage.**

**Lower Gages Farm, Rusper Road, Capel, Surrey RH5 5HG**

The Committee considered the report set out on pages 70 to 80 of the agenda together with other matters discussed at the meeting.

**RESOLVED:** That permission be **GRANTED** in respect of application no. MO/2017/1085 subject to the conditions and informatives detailed in the officer's report.

**140. Item 8: Application MO/2017/1512**

**Erection of two storey side extension following demolition of existing side extension and garage/store.**

**2 Milton Court Farm Cottages, Milton Court Lane, Dorking, Surrey RH4 3LY**

The Committee considered the report set out on pages 81 to 90 of the agenda together with the further material set out in the addendum and other matters discussed at the meeting.

Members discussed the application and raised concerns regarding the bulk of the proposal and how this would impact on the Green Belt. Some Members felt the application was less harmful than the existing building and were concerned how a decision to follow officers recommendation and refuse, would reflect on previous decisions. A motion to follow the officer's recommendation was put forward following more discussions.

**RESOLVED:** That permission be **REFUSED** in respect of application no. MO/2017/1512 as recommended in the officer's report and the following information in the addendum:

Delete Reason for refusal No. 3:

3. Insufficient information has been submitted to satisfactorily demonstrate that the proposal would not have an adverse impact on protected species that may be occupying the site. In the absence of such information, the Local Planning Authority is not satisfied that protected species would not be adversely affected by the proposed development and the current proposal is therefore contrary to policy CS15 of the Mole Valley Core Strategy, policy ENV15 of the Mole Valley Local Plan and the advice contained within the National Planning Policy Framework.

*(N.B. Counted vote on the decision of the Committee: 7 = For, 2 = Against, 5 = Abstentions. One Member withdrew for the item)*

**141. Item 9: Application MO/2017/2290**

**Install 1 No. turnstile gate, payment kiosk, metal gate and fencing on south side, adjacent to the existing stand and existing football club.**

**Meadowbank Stadium, Meadowbank, Mill Lane, Dorking, Surrey RH4 1LB**

The Committee considered the report set out on pages 91 to 94 of the agenda together with other matters discussed at the meeting.

**RESOLVED:** That permission be **GRANTED** in respect of application no. MO/2017/2290 subject to the conditions and informatives detailed in the officer's report.

**142. Appeal Decisions**

The Chairman drew the attention of the Committee to the decisions, made by the Planning Inspectorate and Court of Appeal, listed in the agenda.

Signed:

**Chairman**.....

**Date**.....