

Minutes of the Meeting of the Development Control Committee held at Pippbrook, Dorking on 1 August 2018 from 7.00pm to 8.23pm

Present: Councillors: Margaret Cooksey (Vice Chairman), Simon Budd, Stephen Cooksey, Raj Haque, David Hawksworth, Mary Huggins, Malcolm Ladell, Claire Malcolmson, Richard Moyses, John Muggerridge, Emma Norman, Clayton Wellman and Patricia Wiltshire.

Substitutes: Councillors: Metin Huseyin

31. Minutes

RESOLVED: That the Minutes of the Development Control meeting held on 4 July 2018 be approved as a correct record and signed by the Chairman.

32. Apologies for Absence

Apologies for absence were received from Councillors: James Friend (Chairman), Rosemary Dickson, Tracy Keeley, Tim Loretto and Michelle Watson.

33. Disclosure of Interests

All Councillors declared:

- a non pecuniary interest in item 4 as the applicant is a Member of the Council

Councillor Simon Budd declared:

- a non pecuniary interest in item 1 as he had visited the site

Councillor Margaret Cooksey declared:

- a non pecuniary interest in item 1 as she was a member of the Dorking & District Preservation Society

Councillor Stephen Cooksey declared:

- a non pecuniary interest in item 1 as he was a member of the Dorking & District Preservation Society

Before the agenda items were discussed Jack Straw – Corporate Head of Service for Planning, informed the committee that the National Planning Policy Framework (NPPF) has been updated. This information arrived after the DC committee agenda for the 1 August had been finalised.

Members were given paper copies of the updated NPPF and Mr Straw informed the Members that a briefing note would be issued.

34. Item 1: Application MO/2018/0540

Discharge of conditions 3, 4, 5, 6 and 8 of the approved planning permission MO/2016/1691 for the erection of 6 n. dwellings following demolition of existing buildings.

Velgrad, Mill Lane, Brockham, Betchworth, Surrey RH3 7LS

The Committee considered the report set out on pages 1 to 15 of the agenda together with the further material set out in the addendum, including the clarification that the report is only concerned with levels the subject of condition 5, and other matters discussed at the meeting.

RESOLVED: That permission be **GRANTED** in respect of application no. MO/2018/0540 subject to the conditions and informatives detailed in the officer's report and the additional information contained in the addendum.

35. Item 2: Application MO/2017/1322

Creation of 43 car parking spaces in 4 separate locations around the site.

The Grange Centre, Rectory Lane, Bookham, Leatherhead, Surrey KT23 4DZ

The Committee considered the report set out on pages 16 to 33 of the agenda together with the further material set out in the addendum and other matters discussed at the meeting.

The Members debated the item and raised concerns regarding the proposed car park number 4, which is located in the Green Belt. Members discussed the possible considerations which might constitute the very special circumstances that would be necessary to allow the development in the Green Belt. Concerns were raised regarding the erosion of the Green Belt, why the spaces were needed and the possibility of future development at this location in the Green Belt if the car park were to be approved. A motion to refuse the application was proposed and seconded as it was considered to be contrary to Green Belt policy.

RESOLVED: That permission be **REFUSED** in respect of application no. MO/2017/1322. The application was refused as inappropriate development in the Green Belt contrary to the provisions of NPPF.

(N.B. Counted vote on the decision of the Committee: 12 = For, 1 = Against, 1 = Abstentions).

36. Item 3: Application MO/2018/0893

Installation of 4 no. air conditioning condensing units on rear elevation. One existing ATM machine on side elevation to be relocated to front elevation. One existing night safe to be removed. Existing nights safe's cut-out hole to be infilled to match existing wall finishes. Existing concrete floor in the rear air conditioning condensing units area to be replaced with new reinforced concrete. Installation of 2 no. new louvres in the rear ground floor. Installation of one new external CCTV camera in dome in front elevation.

87-99 High Street, Dorking, Surrey RH4 1AL

The Committee considered the report set out on pages 34 to 41 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/2018/0893 subject to the conditions and informatives detailed in the officer's report and the additional information contained in the addendum.

37. Item 4: Application MO/2018/0594

Removal of condition 3 of approved planning permission MO/2005/0452 for the renewal of planning permission MO/2000/0580 – conversion of stable block to residential accommodation ancillary to the main dwelling to allow the building to be occupied by persons who are not family members or employees.

Melton Hall Farm, Rusper Road, Newdigate, Dorking, Surrey RH5 5BX

The Committee considered the report set out on pages 42 to 48 of the agenda together with the further material set out in the addendum and other matters discussed at the meeting.

It was noted by Members that 3 applications - MO/2008/1402, MO/2011/1512 and MO/2011/1640 – included in the planning history as part of the officer’s report, were for the neighbouring property.

RESOLVED: That permission be **REFUSED** in respect of application no. MO/2018/0594. The application was refused as it was considered to be contrary to Local Plan policy ENV3 and the provisions of the NPPF.

38. 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.

A short discussion was held by Members regarding the decisions and the award of costs granted by inspectors.

Signed:

Chairman.....

Date.....