

Minutes of the Meeting of the Development Management Committee held at Pippbrook, Dorking on 7 August 2019 from 7.00pm to 7.52pm

Present: Councillors: David Preedy (Chairman), Simon Budd (Vice-Chairman), Roger Adams, Lesley Bushnell, Helyn Clack, Paul Elderton, Raj Haque, Nancy Goodacre, Tim Loretto, Emma Norman, Keira Vyvyan-Robinson, Tracy Keeley, Richard Moyses, Mary Huggins, David Hawksworth and Patricia Wiltshire.

Substitutes: Councillor Garry Stansfield.

29. Minutes

RESOLVED: That the Minutes of the Development Control meeting held on 3 July 2019 were agreed as a correct record and signed by the Chairman.

30. Apologies for Absence

Apologies for absence were received from Councillors Wayne Monkman and Simon Edge.

31. Disclosure of Interests

Councillor Paul Elderton declared:

- A non-pecuniary interest in planning application 1 as he had discussed the licensing application with the Buckland Parish Clerk

Councillor Simon Budd declared:

- A non-pecuniary interest in planning application 1 as ward member and he has shopped at the store.

32. **Item 4a Planning Application 1: MO/2018/1848 - Demolish existing sales building and remove linked canopy and LPG enclosure, erect new single storey sales building, gated timber fenced compound area with bins and plant units. Provide 12 No. new customer parking bays: Buckland Garage, Reigate Road, Buckland, Betchworth, Surrey, RH3 7ED**

The Committee heard representations from Julian Sutton, JMS Planning & Development, speaking on behalf of the applicant.

The Committee then considered the report set out on pages 1 to 20 of the agenda with the further material set out in the addendum and other matters discussed in the meeting.

Members considered the report and asked about the provision of electric vehicle charge points for cars, including the suitability at a petrol station and whether an electric supply could be provided for additional charging points to be added at a future date. There was support for this to be added as an informative.

Concerns were raised about the loss of tree coverage. Members supported an informative that invited consultation with neighbouring properties and encouraged planting native trees.

A concern was also raised regarding the visual impact of the yellow canopy.

A motion was proposed by the Chairman and seconded by Councillor Simon Budd to approve the application as per the officers recommendation.

(NB. Counted vote on the decision of the Committee – 17 for, 0 against, 0 abstentions).

RESOLVED: That permission be **GRANTED** in respect of application no. **MO/2018/1848** subject to conditions and informatives in the Officer's report and the additional information contained in the addendum and the additional informatives as detailed below.

Additional informatives:

The applicant is encouraged to give consideration to the future provision of electric vehicle charging points in those car parking spaces other than those identified on Drawing 10018948 PLG18A.

In preparing planting proposals for the north west corner of the site in accordance with Condition 12, the applicant is encouraged to use native tree species and liaise with neighbouring properties to ensure the planting proposals have regard to the residential amenities of those properties.

33. Item 4a Planning Application 2: MO/2019/0609 - Removal of existing side extension from 3, The Ridgeway and erection of new chalet bungalow on land to the rear with modification to access: 3, The Ridgeway, Fetcham, Leatherhead, Surrey, KT22 9BA

The Committee considered the report set out on pages 21 to 36 of the agenda with other matters discussed in the meeting.

Members queried whether the approval of this application would in fact set a precedent, as suggested in a representation made. Officers confirmed that each application is assessed on its own merits. It was noted that similar developments have been built in the surrounding area.

In light of recent Council resolution to be carbon neutral by 2030, it was suggested that the development should be carbon neutral. The Committee were advised that this would not be in accordance with the current Local Plan. It was agreed that a condition would be added to require the provision of an electric vehicle charge point.

Concerns were raised regarding the loss of trees. The Committee were advised that the trees were not under a Tree Protection Order.

A motion was proposed by the Chairman and seconded by Councillor Emma Norman to approve the application as per the officer's recommendation.

(NB. Counted vote on the decision of the Committee – 17 for, 0 against, 0 abstentions).

RESOLVED: That permission be **GRANTED** in respect of application no. **MO/2019/0609** subject to conditions and informatives in the Officer's report, and the additional condition detailed below.

Additional Condition:

The development hereby approved shall not be occupied until the proposed dwelling is fitted with a fast charge, socket (current minimum requirements - 7 kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply) in accordance with a scheme to be submitted and approved in writing by the Local Planning Authority and thereafter retained and maintained to the satisfaction of the Local Planning Authority.

Reason: In accordance with the aims and objectives of Section 9 "Promoting Sustainable Transport" in the National Planning Policy Framework 2019 & Surrey County Council's Vehicular & Cycle Parking Guidance.

34. Item 4a Planning Application 3: MO/2019/0921 - Variation of Condition No. 2 of approved planning permission MO/2018/0994/PLA for erection of a pair of semi-detached dwellings, two detached dwellings and a block of five flats, including associated access and

landscaping following demolition of existing dwelling, in order to allow submission of revised drawings showing amendments to development layout and façade/design treatments as outlined in covering letter: Foulis, 65, Church Road, Bookham, Leatherhead, Surrey, KT23 3EG

The Committee considered the report set out on pages 37 - 50 of the agenda with the further material set out in the addendum.

Members asked whether a condition could be included to require an electric vehicle charge point, to which Officers agreed.

A motion was proposed by the Chairman and seconded by Councillor Emma Norman to approve the application as per the Officers recommendation.

NB. Counted vote on the decision of the Committee – 17 for, 0 against, 0 abstentions).

RESOLVED: That permission be **GRANTED** in respect of application no. **MO/2019/0921** subject to conditions and informatives in the Officer’s report, the additional information provided in the addendum and the additional condition detailed below.

Additional Condition:

The development hereby approved shall not be occupied unless and until each of the proposed dwelling houses and one for the proposed flats (5 in total), are provided with a fast charge, socket (current minimum requirements - 7 kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply) in accordance with a scheme to be submitted and approved in writing by the Local Planning Authority and thereafter retained and maintained to the satisfaction of the Local Planning Authority.

Reason: In accordance with the aims and objectives of Section 9 “Promoting Sustainable Transport” in the National Planning Policy Framework 2019 & Surrey County Council’s Vehicular & Cycle Parking Guidance.

Signed:

Chairman.....

Date.....