

**Minutes of the Development Control Committee  
Held on 7 June 2017 at Pippbrook, Dorking  
7.00pm to 11.05pm (Items 1, 2, 3, 4, 5, 9)  
(Reconvening 14 June 2017 7.00pm to 9.25pm)**

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**Present (7 June): Councillors:** Chris Hunt (Chairman), Margaret Cooksey (Vice Chairman), Mary Cooper, Rosemary Dickson, David Hawksworth, Raj Haque, Mary Huggins, Duncan Irvine, Malcolm Ladell, Claire Malcolmson, John Muggeridge, Jatin Patel, Peter Stanyard, Clayton Wellman.

Substitutions: Tim Loretto, David Mir.

**5. Minutes**

**RESOLVED:** That the Minutes of the Annual Council meeting held on 23 May 2017 be approved as a correct record and signed by the Chairman.

**6. Apologies for Absence**

Apologies for absence were received from Councillors Stephen Cooksey, Joe Crome, James Friend and Howard Jones.

**7. Disclosure of Interests**

All Councillors present declared:

- a non-pecuniary interest in item 14 as all Members knew the applicant.

Councillor Chris Hunt declared:

- a non-pecuniary interest in item 14 as they had surveyed the property and would withdraw from the item.

Councillor Margaret Cooksey declared:

- a non-pecuniary interest in items 2 and 9 as they been in communication with objectors to the proposal.
- a non-pecuniary interest in items 2, 3 and 4 as they were a member of the Dorking and District Preservation Society.
- a non-pecuniary interest in items 11 as they been in communication with objectors and the applicant of the proposal.

Councillor Mary Cooper declared:

- a non-pecuniary interest in item 1 as they were a member of the Ashtead Residents Association and the Ashtead Forum Group.

Councillor David Hawksworth declared:

- a non-pecuniary interest in item 1 as they were a member of the Ashtead Residents Association and the Ashtead Forum Group.

Councillor Raj Haque declared:

- a non-pecuniary interest in items 1, 2, 4 as they been in communication with residents regarding the site.
- a non-pecuniary interest in item 7 as they were had a business opposite the site and would withdraw from the item.

Councillor Duncan Irvine declared:

- a non-pecuniary interest in items 4 as they had met and been in communication with neighbours of the site.

Councillor Jatin Patel declared:

- a non-pecuniary interest in items 6 and 10 as they were a ward member.
- a non-pecuniary interest in item 6 as they know the applicant.

Councillor Peter Stanyard declared:

- a non-pecuniary interest in item 1 as they were a member of the Ashtead Residents Association.

Councillor Tim Loretto declared:

- a non-pecuniary interest in item 10 as they were a former next door neighbour of the applicant.

**8. Item 1: Application MO/2017/0244**

**Erection of 10 no. flats following removal of existing buildings**

**80a, 86 and 88 Woodfield Lane, Ashtead KT21 2BS**

Speakers: **Representing Local Residents - OBJECTOR**

John Cumming - Local resident

**Ashtead Residents' Association**

Roger Bennett - ARA

**Agent - SUPPORT**

Giles of Smarter Developments

The Committee considered the report set out on pages 1 to 20 of the agenda together with other matters discussed at the meeting.

Councillor Simon Ling (Ward Member) addressed the committee and read a statement regarding the proposed development.

A motion to refuse the application under policies ENV3, ENV22, ENV24, MOV24, ASH6, ASINF2, ASEN3, H6 was proposed and seconded. The members debated the motion. Issues debated included the overdevelopment of the site, cramped appearance, lack of parking, impact on the character of the area, impact on neighbouring properties and proposals compliance with local plans.

The Development Manager commented on the policies suggested for refusal. The policies were considered relevant. Proposer and seconder agreed with Mr Rhoades-Brown to cite the above policies in the motion to refuse.

The Chairman invited the Members to vote on the motion to refuse the application as submitted with the amended condition and information in the addendum:

For = 16, Against = 0, Abstentions = 0.

**RESOLVED:** that the application be **REFUSED** on policies ENV3, ENV22, ENV24, MOV24, ASH6, ASINF2, ASEN3, H6.

9. **Item 2: Application MO/2017/0439**

**Partial demolition and change of use of existing (B1) single storey rear building and erection of replacement two storey building for residential use; change of use of ancillary first and second floors of bank to residential with additions to first floor and second floors, creating 8 no. units; formation of new entrance door on front elevation of no. 87 High Street.**

**87-99 High Street, Dorking RH4 1AN**

Speakers: **Representing Local Residents - OBJECTOR**  
Stephanie Wright – Chairman of 'Food Float'

**Dorking & District Preservation Society**  
Jean Pearson – DDPS

**Agent - SUPPORT**  
Maurice Citron – Citron Singer Finance Ltd

The Committee considered the report set out on pages 21 to 36 of the agenda together with the further material set out in the addendum and other matters discussed at the meeting.

A motion to refuse the application under policies ENV22, ENV23, ENV24, DT13, MOV2 was proposed and seconded. The members debated the motion. Issues debated included height of proposed roof, the impact of the appearance and design of the proposal on location, the views from the neighbouring churchyard, the lack of parking and concerns relating to the safety of pedestrians during construction.

The Development Manager commented on the policies suggested for refusal. The policies were considered relevant. Proposer and seconder agreed with Mr Rhoades-Brown to cite the above policies in the motion to refuse.

The Chairman invited the Members to vote on the motion to refuse:

For = 2, Against = 14, Abstentions = 0.

The motion to refuse was lost.

The Chairman invited the Members to vote on the application as submitted with the additional conditions and informatives suggested in the addendum and an additional informative to ensure safe access to the churchyard at all times during construction:

All agreed to permit.

**RESOLVED:** that permission be **GRANTED** subject to the conditions detailed in the Officer's report and the addendum and the additional informative regarding safety.

10. **Item 3: Application MO/2017/0308**

**Removal of existing house, garages and outbuildings, and erection of 4 no. semi detached dwellings with associated parking, cycle parking, landscaping and associated works.**

**11 Upper Rose Hill, Dorking RH4 2EB**

Speakers: **Representing Local Residents - OBJECTOR**  
Patricia Reeves – Local Resident

**Dorking & District Preservation Society**

Jean Pearson – DDPS

**Agent - SUPPORT**

P Uttley – FORM Architecture and Planning

The Committee considered the report set out on pages 37 to 56 of the agenda together with the further material set out in the addendum and other matters discussed at the meeting.

A motion to refuse the application under policies ENV22, ENV23, ENV24, ENV39, CS20 was proposed and seconded. The members debated the motion. Issues debated included the bulk and mass of the proposal, the cramped appearance and over development of the site, the issues that may arise for access for blue light vehicles, construction vehicles and general deliveries given the restricted access to the site.

The Development Manager commented on the policies suggested for refusal. Policies CS20 and ENV39 were not considered relevant. Proposer and seconder agreed with Mr Rhoades-Brown to cite ENV22, ENV23, ENV24 in the motion to refuse.

The Chairman invited the Members to vote on the motion to refuse the application as submitted with the additional condition and informative suggested in the addendum:

For = 7, Against = 7, Abstention = 2.

The Chairman gave a casting vote, therefore the final vote was:

For = 8, Against = 7, Abstention = 2.

**RESOLVED:** that the application be **REFUSED** on policies ENV22, ENV23, ENV24.

**11. Item 4: Application MO/2016/1656**

**Erect rear extension with basement and replacement central infill extension with associated parking, amenity space and relocated vehicular access.**

**Downsvalle Nursing Home, 6-8 Pixham Lane, Dorking RH4 1PT**

Speakers: **Representing Local Residents - OBJECTOR**  
Steve Wade – Near neighbour

**Dorking & District Preservation Society**

Jean Pearson – DDPS

**Agent - SUPPORT**

Julian Sharpe – White and Sons Planning Consultant

The Committee considered the report set out on pages 57 to 67 of the agenda together with the further material set out in the addendum and other matters discussed at the meeting.

The members debated the application. The debate included concerns relating to the retention of the NW boundary trees that offer screening for the neighbouring properties.

The Chairman invited the Members to vote on the application as submitted with the additional information in the addendum:

For = 12, Against = 4, Abstentions = 0.

**RESOLVED:** that permission be **GRANTED** subject to the conditions detailed in the Officer's report and the addendum note requesting the Tree Officer assess the trees on the NW boundary for a Tree Preservation Order.

**12. Item 5: Application MO/2017/0428**

**Erection of 4 no. detached dwellings with associated garages and access road.**

**Land to rear of 31-37 Lower Road, Fetcham KT22 9EL**

The Committee considered the report set out on pages 68 to 81 of the agenda together with the further material set out in the addendum and other matters discussed at the meeting.

Councillor Lynne Brooks (Ward Member) addressed the committee and read a statement regarding the proposed development.

A motion to refuse the application under policies ENV17, ENV22, ENV23, ENV24 was proposed and seconded. The members debated the motion. Issues debated included over development of the site in comparison to the surrounding properties and the impact of the development on this residential area of special character.

The Development Manager commented on the policies suggested for refusal. The policies were considered relevant. Proposer and seconder agreed with Mr Rhoades-Brown to site the above policies in the motion to refuse.

The Chairman invited the Members to vote on the motion to refuse the application as submitted with the amended condition in the addendum:

For = 10, Against = 1, Abstentions = 5.

**RESOLVED:** that the application be **REFUSED** on policies ENV17, ENV22, ENV23, ENV24.

(At approximately 10.30pm the Chairman requested the members to consider one further item before adjourning the meeting to reconvene at a later date. The members agreed to consider one further item).

**13. Item 9: Application MO/2017/0443**

**Change of Use of the ground floor unit, basement and mezzanine from Class A2 to A3 (restaurant / café) use.**

**87-99 High Street, Dorking RH4 1AN**

The Committee considered the report set out on pages 121 to 129 of the agenda together with the further material set out in the addendum and other matters discussed at the meeting.

A motion to refuse the application was proposed and seconded. The members debated the motion. Issues debated included loss of retail unit in the town centre, possible fumes from the proposed restaurant / cafe kitchen and lack of parking adjacent to the site.

The Development Manager commented on the motion to refuse asking the proposer to submit which policies was the application to be refused under. The policies DST3 and CS6 were proposed but not considered relevant.

The Chairman invited the Members to vote on the application as submitted with the additional condition in the addendum:

For = 6, Against = 8, Abstentions = 2.

**RESOLVED:** that the application be **DEFERRED** for further consideration of policy issues.

(The meeting was closed by the Chairman at 11.05pm following a vote from Members not to continue. It was decided that the remaining items would be discussed at a future date).

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**Minutes of the Development Control Committee  
Held on 7 June 2017 at Pippbrook, Dorking  
Reconvening 14 June 2017 7.00pm to 9.25pm (Items 6, 7, 8, 9, 10, 11, 12, 13, 14)**

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**Present (14 June):** Councillors: Chris Hunt (Chairman), Margaret Cooksey (Vice Chairman), Mary Cooper, Joe Crome, Rosemary Dickson, Raj Haque, Duncan Irvine, Malcolm Ladell, Claire Malcolmson, Peter Stanyard and Clayton Wellman.

Substitutions: Tim Loretto, David Mir.

**14. Apologies for Absence**

Apologies for absence were received from Councillors Stephen Cooksey, James Friend, David Hawksworth, Mary Huggins, Howard Jones, John Muggeridge, Jatin Patel and Sarah Seed.

**15. Disclosure of Interests**

No Interests were declared by members that had not been already declared at the DC Committee meeting held on 7 June 2017.

**16. Item 6: Application MO/2017/0244**

**Outline planning permission with some matters reserved for consideration of access, appearance, layout and scale in respect of removal of existing dwelling and erection of 1 no. detached replacement dwelling and 2 no. detached bungalows within rear garden, all with associated private driveway, garaging and car parking with new single vehicular / pedestrian access point from Keswick Road.**

**Land at 63 Keswick Road and rear of 65 Keswick Road, Bookham KT23 4BG**

The Committee considered the report set out on pages 82 to 94 of the agenda together with the further material set out in the addendum and other matters discussed at the meeting.

The Chairman invited the Members to vote on the application as submitted with the substituted conditions and additional information in the addendum:

All agreed to permit.

**RESOLVED:** that permission be **GRANTED** subject to the conditions detailed in the Officer's report and the addendum regarding changes to condition 4 -7.

**17. Item 7: Application MO/2016/1968**

**Erection of 3 storey mixed use building with retail / commercial (Use Class A3) at ground floor level and 10 no. residential units at ground, first and second floors with 10 no. car parking spaces and 6 no. visitor spaces following demolition of existing garage.**

**167 Cobham Road, Fetcham KT22 9JD**

Councillor Paul Kennedy (Ward Member) addressed the committee regarding the proposed development.

The Committee considered the report set out on pages 95 to 109 of the agenda together with the further material set out in the addendum and other matters discussed at the meeting.

The members debated the application. The debate included the impact of the proposed development on the surrounding area, the proximity to neighbouring properties with regard to the scale and mass of the proposal, the appearance of the second floor glazing and the first floor overhang feature, the difficulties in parking for the development occupiers and customers for neighbouring shops, and the appearance of the development with regard to the surrounding area.

A motion to refuse the application under policies MOV2, MOV5, ENV22, ENV23, ENV24, CS14, S5 was proposed and seconded.

The Senior Development Officer present commented on the policies suggested for refusal. Policies MOV5, MOV2, S5 were not considered relevant. Proposer and seconder agreed to cite ENV22, ENV23, ENV24, CS14 in the motion to refuse.

The Chairman invited the Members to vote on the motion to refuse the application as submitted:

For = 11, Against = 0, Abstention = 2.

**RESOLVED:** that the application be **REFUSED** on policies ENV22, ENV23, ENV24, CS14.

**18. Item 8: Application MO/2017/0198**

**Erection of 2 no. semi detached dwellings following removal of commercial buildings and hardstanding.**

**Fulbrook Farm, Ifield Road, Charlwood RH6 0DR**

Speaker:           **Applicant - SUPPORT**  
                          Mr T Stacey – applicant

(No other speakers for or against the application attended the meeting).

The Committee considered the report set out on pages 110 to 120 of the agenda together with the further material set out in the addendum and other matters discussed at the meeting.

A motion to refuse the application was proposed as per the officer's recommendation.

The Chairman invited the Members to vote on the motion to refuse the application as submitted with the additional information in the addendum:

For = 12, Against = 0, Abstention = 0.

**RESOLVED:** that the application be **REFUSED** as recommended.

19. **Item 9: Application MO/20170443**

**Change of Use of the ground floor unit, basement and mezzanine from Class A2 to A3 (restaurant / café) use.**

**87-99 High Street, Dorking RH4 1AN**

The Committee revisited the report set out on pages 121 to 129 of the agenda together with the further material set out in the additional addendum regarding planning policies and other matters discussed at the meeting.

The Chairman invited the Members to vote on the application as submitted with the additional condition in the addendum:

For = 11, Against = 1, Abstention = 2.

**RESOLVED:** that permission be **GRANTED** subject to the conditions detailed in the Officer's report and the addendum and an informative requiring safe access for pedestrians during the construction period.

20. **Item 10: Application MO/2017/0392**

**Outline application with all matters reserved for the erection of 1 no. bungalow with associated access onto Lower Road.**

**105 Lower Road, Fetcham KT22 9NQ**

The Committee considered the report set out on pages 130 to 139 of the agenda together with the further material set out in the additional addendum regarding planning policies and other matters discussed at the meeting.

The Chairman invited the Members to vote on the application as submitted with the additional information in the addendum:

All agreed to permit.

**RESOLVED:** that permission be **GRANTED** subject to the conditions detailed in the Officer's report and the addendum.

21. **Item 11: Application MO/2017/0083**

**Erection of 1 no. new dwelling adjacent to existing dwelling.**

**52 Deepdene Avenue, Dorking RH5 4AE**

The Committee considered the report set out on pages 140 to 149 of the agenda together with the further material set out in the additional addendum regarding planning policies and other matters discussed at the meeting.

The Chairman invited the Members to vote on the application as submitted with the amended and additional conditions in the addendum:

All agreed to permit.



**RESOLVED:** that permission be **GRANTED** subject to the conditions detailed in the Officer's report and the addendum.

**22. Item 12: Application MO/2017/0521**

**Erection of 1 no. dwelling with associated parking following demolition of existing commercial buildings.**

**Woodstock, Tot Hill, Headley KT18 6PU**

The Committee considered the report set out on pages 150 to 162 of the agenda together with the further material set out in the additional addendum regarding planning policies and other matters discussed at the meeting.

The members debated the application. Issues debated included the position of the proposed dwelling near a neighbouring property. A motion to defer the application to allow the applicant to consider relocating the proposal further away from the boundary with the neighbouring dwelling.

The Chairman invited the Members to vote on the motion to defer the application as submitted:

For = 11, Against = 0, Abstention = 3.

**RESOLVED:** that the application be **DEFERED** and officers to seek the relocation of the proposal away from the site boundary. Officers to re-consult neighbours and then issue decision notice.

**23. Item 13: Application MO/2017/0074**

**Creation of 2<sup>nd</sup> floor with dormer windows and erection of ground and 1<sup>st</sup> floor rear extensions. Change of Use of the ancillary office accommodation on the first and second floors used in connection with the existing retail unit from (Class A1) to residential (Class C3) resulting in the creation of 3 flats.**

**17-18 West Street, Dorking RH4 1BL**

The Committee considered the report set out on pages 163 to 171 of the agenda together with the further material set out in the additional addendum regarding planning policies and other matters discussed at the meeting.

The Chairman invited the Members to vote on the application as submitted with the additional information in the addendum:

For = 10, Against = 3, Abstention = 1.

**RESOLVED:** that permission be **GRANTED** subject to the conditions detailed in the Officer's report and the addendum with the addition of a condition requiring a Construction Method Statement.

**24. Item 14: Application MO/2017/0549**

**Erection of single storey front extension with dormer window to create rooms in roof space and single storey rear extension.**

**Merivale, The Hildens, Westcott RH4 3JX**

The Committee considered the report set out on pages 172 to 178 of the agenda together with the further material set out in the additional addendum regarding planning policies and other matters discussed at the meeting.

The Vice Chairman invited the Members to vote on the application as submitted:

All agreed to permit.

**RESOLVED:** that permission be **GRANTED** subject to the conditions detailed in the Officer's report.

**25. 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**.....