

**Minutes of a meeting of the Development Control Committee
held on 8th January 2014 at Pippbrook, Dorking
from 7.00pm to 9.25pm**

Present: Councillors Chris Hunt (Chairman), Margaret Cooksey (Vice-Chairman), Emile Aboud, Stella Brooks, Mary Cooper, Rosemary Dickson, Phil Harris, Valerie Homewood, Bridget Lewis-Carr, Simon Ling, Tim Loretto, David Mir, John Muggeridge, John Northcott, David Preedy, Caroline Salmon and David Sharland.

96. Minutes

RESOLVED: That the Minutes of the meeting held on 4th December 2013 and continued on 11th December 2013 be approved as a correct record and signed by the Chairman.

97. Apologies for Absence

Apologies for absence were received from Councillors Derrick Burt and Tessa Hurworth.

98. Disclosure of Interests

Councillor Stella Brooks:-

- a non-pecuniary interest in items 2 and 4 as a member of the Bookham Residents Association.

Councillor Margaret Cooksey declared:-

- a non-pecuniary interest in item 3 as she met the applicant.

Councillor Mary Cooper declared:-

- a non-pecuniary interest in item 5 as she was a working member of the Ashted Community Vision Team who have looked at the Green Belt Boundary Review which included this site.

Councillor Phil Harris declared:-

- a non-pecuniary interest in items 2 and 4 as a member of the Bookham Residents Association.

Councillor Valerie Homewood declared:-

- a non-pecuniary interest in item 3 as she was acquainted with the applicant.

Councillor Chris Hunt declared:-

- a non-pecuniary interest in item 3 as he met with the applicant.
- a non-pecuniary interest in item 5 as he was a customer of the Garden Centre.

Councillor Bridget Lewis-Carr declared:-

- a non-pecuniary interest in item 5 as she was previously entertained by the Chambers of Commerce at the site.
- a non-pecuniary interest in item 7 as she was a member of the Leatherhead Residents Association.

Councillor Simon Ling declared:-

- a non-pecuniary interest in item 5 as he was a regular customer of the Garden Centre.

Councillor Tim Loretto declared:-

- a non-pecuniary interest in item 1 as he was acquainted with local residents who have made representations.

Councillor John Muggeridge declared:-

- a non-pecuniary interest in item 3 as he met the applicant.

Councillor David Preedy declared:-

- a non-pecuniary interest in item 3 as she was acquainted with the applicant.
- a non-pecuniary interest in item 5 as he was a regular customer at the Garden Centre.

Councillor Caroline Salmon declared:-

- a non-pecuniary interest in item 5 as she was a regular customer at the Garden Centre.

Councillor David Sharland declared:-

- a non-pecuniary interest in item 3 as he was acquainted with the applicant.
- a non-pecuniary interest in item 7 as he was a member of the Leatherhead Residents Association.

The Chairman advised Members of the Committee that he had agreed that the item in respect of Kibblewhite House, Harrowlands Park, Dorking, should be considered at the meeting as an urgent item as a decision on this item was required by the Development Control Committee before its next scheduled meeting on 5th February 2014.

99. Application MO/2013/1351 – Erection of agricultural barn to provide meat curing, processing, drying, butchering and preparation areas together with two bed residential accommodation: Ells Farm, Dorking Road, Kingsfold, Horsham, West Sussex (Item 6)

Members of the Committee agreed to defer consideration of this application to allow further information into matters which have recently come to light.

RESOLVED: That application MO/2013/1351 be deferred to a future meeting to allow further investigation.

100. Application MO/2013/1415 – Conversion of building to provide 3 No. flats with 3 no. parking spaces: Bush Inn Public House, 10, Horsham Road, Dorking (Item 1)

The Committee considered the report set out on pages 1 to 12 of the agenda together with the further material set out on the addendum sheet and other matters discussed at the meeting.

The Committee debated the proposal in full, and Members considered a number of issues with the proposed car parking arrangements. Some Members were concerned that the proposed car parking layout may cause road safety issues to residents who regularly use the lane.

A motion to refuse the application on the grounds of the proposed layout of the car parking arrangements which would prejudice road safety contrary to Mole Valley Local Plan policies ENV22 and MOV2 was proposed and lost.

(N.B. Counted vote on the motion to refuse – 2 for and 14 against)

The Committee discussed a number of possible changes to the parking arrangements to ensure that road safety is not compromised, and have agreed to leave the decision in the hands of the Corporate Head of Service to agree with the applicant a different layout of the car parking to this effect. Members also agreed to add an informative requesting appropriate discrete lighting, but only after consultation with neighbourhoods, and an additional informative to Condition 7 to ensure that the vehicular access (lane) is kept clear at all times.

Some Members felt that the wall adjacent to the proposed cycle store should be retained, and the Committee agreed to amend Condition 11 to this effect.

RESOLVED: That, subject to the receipt of a satisfactory legal obligation to secure the payment of the required Affordable Housing and Planning Infrastructure Contributions by 26th March 2014, the Corporate Head of Service be authorised to grant permission following agreement to the alterations of the car parking arrangements and subject to the conditions and informative detailed in the report, together with the following amended condition and additional informatives.

Amended Condition

11. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected/retained. The existing wall adjacent to the cycle store shall be retained. The boundary treatment shall be completed before the occupation of the development hereby permitted, shall be carried out in accordance with the approved details and thereafter permanently retained as such.

Reason: To preserve the visual amenity of the area and protect neighbouring residential amenities in accordance with Mole Valley Local Plan policy ENV22 and policy CS14 of the Mole Valley Core Strategy.

Additional Informatives

5. The permission hereby granted shall not be construed as authority to obstruct the adjoining laneway by the parking of vehicles or the storage of bins.

6. The applicant is requested to exercise care in introducing any new lighting to the rear of the site in order to mitigate the impact on neighbours. Consultation with adjoining neighbours on any lighting proposals is strongly recommended.

101. Application MO/2013/1532 – Change of use from retail (use Class A1) to hot food takeaway (Use Class A5) with installation of extract flue at rear: 37, Church Road, Bookham, Leatherhead, Surrey (Item 3)

The Committee considered the report set out on pages 13 to 21 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/2013/1532 subject to the conditions and informative detailed in the report, together with the following amended condition

Amended Condition

4. The development hereby permitted shall be carried out and completed in all respects strictly in accordance with the submitted documents and plan numbers NPDEC21-001, NPDEC21-002, NPDEC21-003 and NPDEC21-004 rev. 11 and the submitted extraction system details contained within the application and no variations shall take place.

Reason: To accord with the terms of the submitted application and to ensure minimal impact on local amenity and the environment in accordance with Mole Valley Core Strategy policy CS14 and Mole Valley Local Plan policy ENV22.

102. Application MO/2013/1545 –Change of use of building at rear to form a chocolate production room: Spar Stores, Brockham Green, Surrey (Item 3)

The Committee considered the report set out on pages 22 to 28 of the agenda together with the further material set out on the addendum sheet and other matters discussed at the meeting.

The Committee considered that, due to the nature of the proposed activity, the applicant would benefit from longer opening hours to allow time for production of chocolates. Members also agreed to amend condition 2 in order to restrict the proposed premises to the production of chocolates only.

RESOLVED: That permission be granted in respect of application no. MO/2013/1545 subject to the conditions and informatives detailed in the report, together with the following amended Conditions.

Amended Conditions

2. The premises shall be used for production of chocolates and for no other purpose (including any other purpose in Class B1 of the Schedule to the Town and Country Planning (Use Classes) Order 2005 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

3. No machinery shall be operated, no process shall be carried out and no deliveries taken at or dispatched from the site on Bank or Public Holidays or outside the hours of 8.00am to 7.00pm on Mondays to Saturdays and 8.00am to 1.00pm on Sundays.

5. The proposed fire door on the rear elevation shall be constructed with an automatic closing component.

(N.B. Counted vote on the decision of the Committee –15 for, 2 abstain)

103. Application MO/2013/1502 – Erection of replacement dwelling: 28, Keswick Road, Bookham, Leatherhead, Surrey (Item 4)

The Committee considered the report set out on pages 29 to 37 of the agenda and other matters discussed at the meeting.

RESOLVED: That permission be granted in respect of application no. MO/2013/1502 subject to the conditions and informatives detailed in the report.

(N.B. Councillor Emile Aboud requested his dissent be recorded)

104. Application MO/2013/1319 – Extension of coffee shop kitchen and store, erection of new customer toilets and staff area, partial walling in of existing canopy and extension for additional coffee shop seating, erection of plant canopy: Ashted Park Garden Centre, Pleasure Pit Road, Ashted (Item 5)

The Committee considered the report set out on pages 38 to 46 of the agenda and other matters discussed at the meeting.

RESOLVED: That permission be granted in respect of application no. MO/2013/1319 subject to the conditions and informative detailed in the report.

(N.B. Councillor Margaret Cooksey requested her dissent be recorded)

The Chairman previously agreed that the following item should be considered at the meeting as a decision to grant an extension of the time for receipt of a satisfactory legal obligation to secure a planning infrastructure contribution was required by the Development Control Committee before its next scheduled meeting on 5th February 2014.

105. Application MO/2013/1073 – Demolition of No’s 82 and 84 Cleeve Road and formation of new vehicular access. Erection of 90 residential dwellings including associated car parking and landscaping: Land at Therfield School and No’s 82 and 84 Cleeve Road, Leatherhead, Surrey

The Committee considered the report on page 62 of the agenda and other matters discussed at the meeting.

RESOLVED: That, subject to the receipt of a satisfactory legal agreement in relation to this application by Friday 7th February 2014, and if not received by that date, the Corporate Head of Service be authorised to refuse permission for the appropriate reasons.

106. Urgent Item

Application MO/2013/0894- Erection of building housing 9 dwellings following demolition of existing hostel: Kibblewhite House, Harrowlands Park, Dorking

The Committee considered the report circulated at the meeting and other matters discussed at the meeting.

RESOLVED: That, subject to the receipt of a satisfactory legal obligation to secure the payment of the required affordable housing contribution by Friday 28th February 2014, the Corporate Head of Service be authorised to grant permission subject to the conditions set out in the officer’s report, or if that obligation is not received by the date given above, the Corporate Head of Service be authorised to refuse permission for the appropriate reasons.

107. Appeal Decisions

The Committee noted the decisions made by the Planning Inspectorate.

Chairman.....

Date.....