

DEVELOPMENT CONTROL COMMITTEE

ADDENDUM

3rd April 2019

ITEM 1	<p><u>MO/2018/1859 – Land r/o Grantham House, 11-15 North Street, Leatherhead, KT22 7AX</u></p> <p><u>Further clarification on requirement for legal agreement</u> The officer recommendation is that permission be granted subject to completion of an appropriate legal agreement stating that the rooms are to be used as staff accommodation. The reason for a legal agreement being sought is referred to in paragraph 4.3 of the officer report where the Council’s Strategic Housing Manager advises that affordable housing contributions are not required for staff accommodation. Officers consider that this issue would be better dealt with via a legal agreement rather than a planning condition, as a legal agreement then apply to the land and the building if it is sold on in the future.</p> <p>At the time the application was submitted, the local business, Beaverbrook had expressed an interest in the development and have indicated they would wish to use the premises for their staff. However, the actual operator is not relevant to the consideration of the application. The important issue is that it would be used as staff accommodation and could be used as such by either Beaverbrook or any other local business. A clause can be included within the legal agreement giving scope for the premises to be operated as staff by any other businesses.</p> <p>In all other respects, officers consider the application to be policy compliant.</p> <p>If in the future, the accommodation was to be converted to more than 10 residential apartments, and no longer used for staff accommodation, then an affordable housing contribution would be required.</p> <p><u>Parking for residents of Grantham House during construction</u> A query has been raised around parking provision for residents of Grantham House during the construction phase. It would be the responsibility of the developer to deal with this matter, whether that would involve leasing some parking spaces in a nearby public car park for the existing residents of Grantham House for the duration of the build or finding them suitable parking elsewhere. Informative No. 6 on page 23 of my report highlights the issue and reminds the applicant that the issue should be addressed.</p>
ITEM 2	<p><u>MO/2019/0016 - Corner Cottage and Crossways, Leatherhead Road, Bookham KT23 4PG</u></p> <p><u>Page 25</u></p> <p>Corrections to typing and formatting errors.</p> <p>1. Location plan on page 26 is shown inverted. Corrected orientation below:-</p>



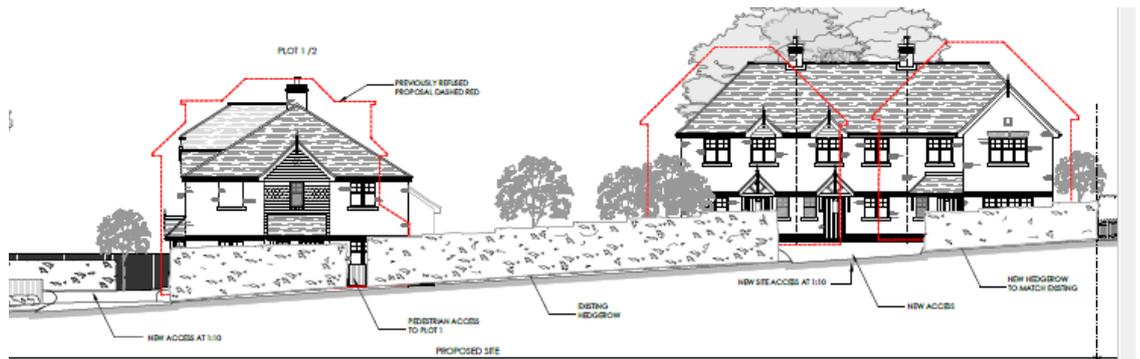
2. Paragraph 7.27, page 39. Reference is made to 'Plot 9'. Should state 'Plot 7.'
3. Condition 2 refers to drawing schedule dated 06/03/19. Should read '05/03/19'. Also 'Assesmwent should be 'Assessment.'
4. Condition 12, reference made to drawing No. P02. Should be PO2 Rev B.
5. Page 28, drawing heading should read: 'Section/streetscene.'

The agent has provided street scene overlay drawings which show the change between current proposal and refused dwellings more clearly.

Streetscene Leatherhead Road frontage



Crabtree Lane frontage



Representations

Following re-notification of the revised plans referred to in paragraph 3.21 of the officer's report, seven further representations have been received, in which the following additional summarised points are raised:-

- The changes incorporated into the amendments do not address residents' fundamental concerns over impact on character through overdevelopment, neighbouring amenities and parking provision, previously expressed. It is felt that the reductions in height and massing are of a cosmetic nature;
- Concerns remain over additional activities and traffic particularly the impact on road safety due to the siting of an access so close to a road junction;
- Whilst the plans show substantial vegetation around the site, much would have to be removed in order to facilitate the construction;
- Changes to the parking area have been minimal and in fact the area in front of Plots 5-7 has been reduced;
Officer comment: The agent has advised that the surface parking hardstanding area in front of proposed plots 5 to 7 equates to 155.4sq.m. The refused scheme had a hardstanding area of 172.6 sq.m. There is a reduction when compared to the previous scheme
- The period given to respond on these revised plans is too short.
Officer comment: It is considered that 7 days is sufficient given that the application has been in the public realm for a considerable period;
- No evidence that been provided that officers from the Highways Authority visited the site;
Officer comment: Officers from SCC carried out a visit to the site both during the course of the previous application and on 11 January 2019 in relation to the current application.
- Critical drawings are still not drawn to scale.
Officer comment: The agent has re-issue a drawing which had been annotated with 1:500 scale when it should be 1:250.
- The proposals are still in conflict with Development Plan policy.

Recommendation

Delete reference to receipt of further views from residents by 22 March 2019.

<p>ITEM 3</p>	<p><u>MO/2018/2014 – Land adj to 27 Greenacres, Bookham, KT23 3NQ</u></p> <p><u>Page 63</u></p> <p>Amend the Reason for Condition 6 to read:</p> <p><i>Reason: In the interests of the visual and residential amenities of the locality, in accordance with Mole Valley Local Plan policy ENV22 and policy CS14 of the Mole Valley Core Strategy.</i></p> <p>Amend Condition 7 to read:</p> <p><i>Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no additional windows shall at any time be inserted in the rear facing elevation of the dwelling.</i></p>
<p>ITEM 4</p>	<p><u>MO/2019/0031 – 248 Cobham Road, Fetcham, Leatherhead, KT22 9JQ</u></p> <p><u>Page 67</u></p> <p>Clarification over the existing and proposed accommodation at the site.</p> <p><u>Existing:</u> Flat on first floor comprising 1 No. three bedroom flat and 1 No. one bedroom flat (2 No. total)</p> <p><u>Proposed:</u> 3 No. studio flats, 2 No. one bedroom flats and 2 No. two bedroom flats (7 No. total).</p> <p>Clarification has been sought on the adequacy of the parking provision at the site.</p> <p>The scheme shows provision for 8 parking spaces at the site. The area at the back of the site is overgrown and as a consequence has not been used for parking either by staff or customers. The proposal would create parking provision for the flats within this rear yard to meet the standards. Within the front forecourt are bays for restaurant customer parking (3-4 spaces) and additionally, there are two bays which could be used by staff.</p>
<p>ITEM 5</p>	<p><u>MO/2018/1691 – 6 The Quarry, Betchworth, Surrey, RH3 7BY</u></p> <p><u>Management Plan</u></p> <p>A copy of the Management Plan, which has been referred to within the report and conditioned accordingly is attached to the Addendum.</p> <p><u>Representations - Page 86</u></p> <p>Under the heading non planning matters, amend bullet point seven to read as follows:</p> <ul style="list-style-type: none"> • Another neighbour has a license for Dog Boarding.

Conditions - Page 92

Amend condition 6 to read as follows:

No dog grooming activities shall be carried out at the site other than within that part of the outbuilding as annotated on the block plan dated 21st October 2018.

Reason: To protect the amenities of the locality, including the amenities of neighbouring residential properties, in accordance with Mole Valley Local Plan policy ENV22 and policy CS14 of the Mole Valley Core Strategy.

Amend condition 9 to read as follows:

No additional floodlights or other forms of external lighting shall be installed on the building.

Reason: To protect the amenities of the locality, including the amenities of neighbouring residential properties, in accordance with Mole Valley Local Plan policy ENV22 and policy CS14 of the Mole Valley Core Strategy.

[The Betchworth Barkery – Emma Gardner

Background

All dog grooming activities shall take place within the log cabin and shall be in the hours permitted for the dog grooming, by any relevant planning permission and subsequent conditions granted by the local authority

No dogs shall be kept in the garden during the working hours when dog grooming is permitted to take place. All windows and doors of the dog grooming area shall be kept closed when the dogs are being dried with powered equipment.

In addition to the animal being groomed, no more than 2 additional dogs owned by patrons (not including dogs owned by the operator) will be held on the premises at any one time and animals shall not be left unsupervised unless they are suitably crated. If animals are being held for pick up they may be supervised within the private residence of 6, The Quarry, Betchworth

All patrons will be requested to organise pick up and drop off by mobile phone, to reduce disturbance from people knocking at the door a remote intercom system will be installed and suitably sign posted so that patrons can easily speak to me while I am in the grooming parlour.

1. Record Keeping and Initial Assessment

All dogs are recorded on a card index system and each dog has its own card

Owners will be asked to confirm that their animals have been groomed before and if their animal is nervous of strangers or other dogs. Where owners express doubt regards the animals behaviour in relation to the grooming process or its ability to get on with other dogs they will be required to attend a meet and greet session.

All animals that attend an initial meet and greet session will be recorded on their individual record card. The record cards can be viewed by the local planning authority, in order to monitor in case of complaints

2. Ongoing assessment

In addition to the meet and greet, the first three grooming sessions will be closely monitored and each satisfactory session will be recorded with a tick on the index card. Animals that show no bad behaviour after three sessions will be permitted to stay on the premises subject to the restriction of no more than 2 dogs owned by patrons being held on the premises at any one time for the purpose of grooming.

In all cases the date and time of the grooming session for every dog will be recorded and a log of complaints from neighbours shall also be kept to enable cross checking if complaints are received.

There will be no holding of badly behaved dogs on the premises and owners will be required to drop off and pick up these animals. Bad behaviours will be monitored, and will be recorded on the animal's index card as a cross. Incidents of bad behaviour will include but not be limited to:

- Aggression to other dogs
- Barking and whining on the premises.

Any dogs that are shown to have three incidents of bad behaviour will not be held on the premises and owners will be required to make arrangements for pick up and drop off of their dogs at each appointment.

Any dogs that continue to make excessive noise during grooming after a total of three grooming sessions will no longer be offered an appointment and their owner will be told that they will have to find an alternative groomer.

EMMA GARDNER

01.03.19