

**Minutes of a meeting of the Development Control Committee
held on 6th November 2013 at Pippbrook, Dorking
from 7.00pm to 10.08pm**

Present: Councillors Chris Hunt (Chairman), Margaret Cooksey (Vice-Chairman), Emile Aboud, Derrick Burt, Stephen Cooksey (Substitute for Stella Brooks) , Mary Cooper, Rosemary Dickson, Valerie Homewood, Tessa Hurworth, Bridget Lewis-Carr, Simon Ling, David Mir, John Muggerridge, Caroline Salmon, David Sharland, Philippa Shimmin, Kathryn Westwood (Substitute for John Northcott) .

62. Minutes

RESOLVED: That the Minutes of the meeting held on 2nd October 2013 be approved as a correct record and signed by the Chairman.

63. Apologies for Absence

Apologies for absence were received from Councillors Stella Brooks, John Northcott and Tim Loretto.

64. Disclosure of Interests

Councillor Derrick Burt:-

- a non-pecuniary interest in items 1 and 2 as he knew a number of objectors.

Councillor Mary Cooper:-

- a non-pecuniary interest in item 6 as she was acquainted with local residents who have made representations.

Councillor Margaret Cooksey:-

- a non-pecuniary interest in items 1 and 2 as she knew a number of objectors.

Councillor Stephen Cooksey:-

- a non-pecuniary interest in items 1 and 2 as he knew a number of objectors.

Councillor Bridget Lewis-Carr:-

- a non-pecuniary interest in item 3 as she was a member of the Leatherhead Residents Association.

Councillor Simon Ling:-

- a non-pecuniary interest in item 6 and 7 as he was acquainted with local residents who have made representations.

Councillor Caroline Salmon:-

- a non-pecuniary interest in items 1 and 2 as she knew a number of objectors.

Councillor David Sharland:-

- a non-pecuniary interest in item 3 as he was a member of the Leatherhead Residents Association.
- a non-pecuniary interest in item 5 as he knew the neighbours of the site in question.
- a non-pecuniary interest in item 6 as he was acquainted with local residents who have made representations.

65. Application MO/2013/1236 – Variation of Condition 12 of Planning Permission MO/2011/1307 to allow deliveries from 10:00am to 4.00pm on Sundays and Bank/Public Holidays: Lidl Food Store, Vincent Lane, Dorking, Surrey (Item 1)

The Committee considered the report set out on pages 1 to 8 of the agenda together with the further material set out on the addendum sheet and other matters discussed at the meeting.

The Committee heard representations from Mr Rob Bonn, a local resident, who spoke in objection to the application.

Councillor Stephen Cooksey, County Councillor for Dorking and the Holmwoods Division, addressed the Committee in respect of the application.

The Committee debated the proposal in full, and Members considered a number of issues with the proposed delivery hours on Sunday and Bank/Public Holidays, particularly around the potential harm this would cause to the amenity of neighbouring residents by way of noise and disturbance. It was argued allowing deliveries on Sundays and Bank/Public Holidays would be disruptive to the residential areas on the opposite side of the store and this would also be Detrimental to the Conservation Area in contrary to National Planning Policy Framework and Mole Valley Core Strategy policy CS14 and Local Plan policy ENV22. Some other Members argued that the store has been good for Dorking and should be allowed to conduct their business efficiently including having deliveries on Sundays and Bank/Public Holidays they don't have adequate storage

Having taken all the points detailed in the report and heard at the meeting, a motion to refuse this application on the grounds of causing harm to the local amenity of neighbouring residents, in conflict with the National Planning Policy Framework and Mole Valley Core Strategy CS14 and Local Plan ENV22, was proposed and carried.

RESOLVED: That permission be refused in respect of application no. MO/2013/1236 for the following reasons.

The proposed delivery times would be detrimental to the amenities of neighbouring residents by way of noise disturbance associated with delivery vehicles visiting the site on Sundays and Bank and Public Holidays. As such, the proposal is contrary to Mole Valley Local Plan policy ENV22.

(N.B. Counted vote on the decision of the Committee on motion – 12 for and 5 against)

66. Application MO/2013/1091 – Erection of 1 No. non-illuminated hoarding adjacent to the southern boundary of the site: Vincent Works, Vincent Lane, Dorking, Surrey (Item 2)

The Committee considered the report set out on pages 9 to 15 of the agenda together with the further material set out on the addendum sheet and other matters discussed at the meeting.

Some Members voiced their concerns over the scale and height of the proposed hoarding and argued that its size would be harmful to the setting of the adjacent Conservation Area and would have adverse impact on the character and appearance of the area. A motion to refuse this application on these grounds, in contrary to Mole Valley Local Plan policies ENV36 and ENV23 and Mole Valley Core Strategy policy CS14, was proposed and lost.

(N.B. Counted vote on the decision of the Committee on motion – 3 for and 11 against)

RESOLVED: That permission be granted in respect of application no. MO/2013/1091, subject to the conditions and informative detailed in the report, together with the following amended condition.

Amended Condition

The advert hoarding adjacent to the northern boundary of the site shall be removed in its entirety including its frame and supports by Friday 22nd November 2013.

7. Application MO/2013/1073 – Renewal of Extant Planning Permission MO/2010/0692 in respect of the demolition of Nos 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 Nos 82 and 84 Cleeve Road, Leatherhead, Surrey (Item 3)

The Committee considered the report set out on pages 16 to 57 of the agenda and other matters discussed at the meeting.

The Committee debated the proposal in full, and Members considered a number of issues with the proposed development, especially in relation to its location nearby a local school and the further traffic problems it would cause to the area. Members felt that this development would increase traffic congestion on the existing roads which were used to drop off and pick up children from the school. Some Members also noted that the access into the site would present a safety risk for users of the footway including school children. Furthermore, it was felt that the proposed development was too large and would be out of keeping with the surrounding area, and that the development does not offer recreational grounds. A motion to refuse the application on these grounds which are in contrary to Mole Valley Local Plan policies ENV22, ENV23, ENV24 and ENV25 and Mole Valley Core Strategy CS16 was proposed and defeated

(N.B. Counted vote on the decision of the Committee on motion – 3 for and 13 against)

Members requested Officers to provide an information report to a future Development Control Committee regarding Affordable Housing and Infrastructure Tariffs.

RESOLVED: That subject to the receipt of a satisfactory legal agreement to secure:

- the provision of affordable housing in the District by either (a) the on-site provision of 36 affordable units or (b) a commuted sum in lieu of the on-site provision of 36 affordable units.
- a planning infrastructure contribution of £58,848
- a financial contribution of £90,000 to the Highway Authority towards environmental improvements in the vicinity of the site and measures to private cat and for improving links from the site to the town centre
- the submission of a Travel Plan to the Highway Authority for approval together with an auditing fee of £4,500

all the above to be finalised and agreed no later than Friday 22nd November 2013, the Corporate Head of Service be authorised to grant planning permission subject to the conditions and informative detailed in the report, or in the event that these requirements are not met by that date, the Corporate Head of Service be authorised to refuse permission for the appropriate reasons.

(N.B. Councillors Bridget Lewis-Carr and Philippa Shimmin requested their dissent be recorded)

68. Application MO/2013/1021 – Erection of 1 No. new dwelling following removal of stable block: Old Bury Hill Lodge, Old Bury Hill, Westcott, Surrey (Item 4)

The Committee considered the report set out on pages 58 to 66 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 refused in respect of application no. MO/2013/1021 for reasons detailed in the report

(N.B. Counted vote on the decision of the Committee—12 for, 2 against)

69. Application MO/2013/1071 – Erection of a terrace of 5 No. dwellings with associated landscaping, parking and access following demolition of existing dwelling: Jakes Place, Oxshott Road, Leatherhead, Surrey (Item 5)

The Committee considered the report set out on pages 67 to 79 of the agenda together with the further material set out on the addendum sheet 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 and Planning Infrastructure Contributions by 6th February 2014, the Corporate Head of Services be authorised to grant permission subject to the conditions and informatives detailed in the report together with the following amended and additional conditions and informative or if that obligation is not received by that date, the Corporate Head of Services be authorised to refuse permission for the appropriate reasons.

Amended Condition

8. The recommendations set out within the applicant's ecological surveys by Hone Ecology dated 19th August 2013 and 1st November 2013 and submitted in support of the application shall be carried out in full.

Reason: To safeguard the ecological interest of the site in accordance with Mole Valley Local Plan policy ENV13 and policy CS15 of the Mole Valley Core Strategy.

Additional Condition

19. No development shall take place until a scheme for protecting all habitable rooms of the development from the M25 Motorway traffic noise has been submitted to and approved in writing by the Local Planning Authority. All works so approved shall be completed before the first occupation of the development hereby permitted.

Reason: To protect the occupants of the proposed development from noise disturbance in accordance with Mole Valley Local Plan policy ENV56.

Amended Informative

5. The development is likely to offer some opportunities to restore or enhance biodiversity; such measures are in line with the NPPF, will assist the Local Authority in meeting their duty under the Natural Environment and Rural Communities (NERC) Act 2006 and also help offset any localised harm to biodiversity caused by the development process. Guidance on suitable measures is set out in Surrey Wildlife Trust's letters dated 3rd October 2013 and 4th November 2013 which can be viewed on the Council's website.

70. Application MO/2013/1174 – Erection of 1 No. detached dwelling with detached double garage following demolition of existing detached garage and erection of replacement attached garage to 26 Ottways Lane: Land to Rear of 26, Ottways Lane, Ashtead, Surrey (Item 6)

The Committee considered the report set out on pages 80 to 90 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/2013/1174, subject to the conditions and informatives detailed in the report together with the following additional informative.

Additional Informative

In connection with condition 4 as detailed in the report, the applicant is requested to use a driveway surface material that will minimise the level of noise resulting from vehicles passing over.

71. Application MO/2013/1001 – Erection of 2 No. dwellings with integral garages and associated landscaping and access following demolition of existing bungalow: 72 Ottways Lane, Ashtead, Surrey (Item 7)

The Committee considered the report set out on pages 91 to 99 of the agenda together with the further material set out on the addendum sheet 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 and Planning Infrastructure Contribution[s] by 31st January 2014 the Corporate Head of Service be authorised to grant permission subject to the conditions and informatives detailed in the report together with the following additional conditions and informative, or if that obligation is not received by that date, the

Corporate Head of Service be authorised to refuse permission for the appropriate reasons.

Additional Conditions

17. Prior to the first occupation the first floor windows in the flank elevations of the dwellings hereby permitted shall be glazed in obscured glass and permanently retained in that condition thereafter.

Reason: To protect the amenities and privacy of adjoining residential properties in accordance with Mole Valley Local Plan policy ENV22.

18. The applicant is required to take steps to ensure that, as far as practicable, deliveries of construction materials to the site take place outside the hours of 0800 to 0900 and 1500 to 1545 so as to minimise disruption on the local road network at times when parents are taking and collecting their children to and from local schools.

Reason : The condition is required in order that the development should not prejudice highway safety and conflict with traffic and pedestrians attending the nearby school in accordance with Policy MOV2 of the Mole Valley Local Plan.

Additional Informative

5. In the interests of sustainability and the reduction of waste your attention is drawn to the desirability of recycling building materials wherever possible. The demolition or dismantling of structures on the site should be considered as part of the development process to maximise the reuse or recycling of materials rather than disposal as waste. For further information about re-use and recycling of building materials, the applicant is advised to ring the Surrey County Council Contact Centre on 03456 009009.

72. Appeal Decisions

The Committee noted the decisions made by the Planning Inspectorate.

73. Urgent Items

Although not on the previously circulated agenda, the Chairman agreed that the following items 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 4th December 2013.

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

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

RESOLVED: That the receipt of a satisfactory legal obligation to secure the payment of the required affordable housing contribution by 31 December 2013, the Corporate Head of Service be authorised to grant permission to the conditions set out in the Officers' report, or if the obligation is not received by the date given above, the Corporate Head of Service be authorised to refuse permission for the appropriate reasons.

2. Application MO/2013/0322– Affordable housing development comprising 10 No. dwellings with associated access, landscaping, and parking and alterations to Village Hall car park: Land adjacent to the Village Hall, Stane Street, Ockley, Surrey.

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

RESOLVED: That the receipt of a satisfactory S106 agreement regarding the provision of affordable housing and initial and subsequent occupants being members of the local community in need of affordable housing as recognised by Mole Valley District Council and that tenants cannot acquire a 100% share of properties by 31 December 2013, the Corporate Head of Service be authorised to grant permission to the conditions set out in the Officers' report, or if the obligation is not received by the date given above, the Corporate Head of Service be authorised to refuse permission for the appropriate reasons.

Chairman.....

Date.....