

TANDRIDGE DISTRICT COUNCIL

PLANNING COMMITTEE

Minutes and report to Council of the virtual meeting of the Committee held on the 29th April 2021 at 7.30pm.

PRESENT: Councillors Black (Chair), Bloore (Vice-Chair), Blackwell (Vice-Chair), Duck, Farr, Fitzgerald, Gray, Lockwood, Mansfield, Morrow and C.White

ALSO PRESENT: Councillors Bourne, Connolly, M.Cooper, Davies, Mills, Ridge and N.White

329. MINUTES OF THE MEETING HELD ON THE 4TH MARCH 2021

These were approved as a correct record.

330. DECLARATIONS OF INTEREST

Councillor Blackwell declared a non-pecuniary interest for agenda item 5.4 (2020/2160 - Cherrywood, Brassey Road, Limsfield – Minute 334 below) on the basis that she was acquainted with the applicant. She did not take part in the debate or the vote and turned her video off and muted her microphone for the duration of the item.

Councillors Black and Fitzgerald advised that they had been lobbied in respect of some of the agenda items but would consider the applications afresh with an open mind.

Councillor Gray advised that he had been lobbied by an objector to the planning application under agenda item 5.2 (2020/1404 – Hut 1, Harestone Drive, Caterham – Minute 332 below) but would consider the application afresh with an open mind.

331. 2021/20 - THE CASTLE INN, MILLERS LANE, OUTWOOD RH1 5QB

The Committee considered an application for

- alterations and change of use from 'drinking establishment' to C3 (dwelling house); and
- the provision of associated amenity and parking areas.

The officer recommendation was to permit, subject to conditions.

A recording of representations from Patrick Jenn, an objector, was replayed to the Committee.

A recording of representations from Councillor Jane Howard of Outwood Parish Council, an objector, was replayed to the Committee.

A recording of representations from James Collins, the agent acting on behalf of the applicant, was replayed to the Committee.

Councillor Bourne proposed the following reason for refusal:

“The proposal would result in the loss of a community facility. This is against the principle set out in the NPPF 2019 ‘supporting prosperous rural economies’ (paragraph 83D) where planning policy and decisions should enable the retention of community facilities such as public houses. It has not been demonstrated that there is no longer a demand for the facility and, due to the business ceasing to trade for an extended period, it cannot be demonstrated that it cannot be made financially viable in future under Policy DP18 of the Tandridge Local Plan: Part 2 - Detailed Policies 2014.”

This was moved by Councillor C.White and seconded by Councillor Fitzgerald. Upon being put to the vote, the motion was carried.

RESOLVED – that planning permission be refused.

332. 2020/1404 - HUT, 1 HARESTONE DRIVE, CATERHAM CR3 6YQ

The Committee considered an application for the demolition of office buildings; erection of 5 x two-storey detached dwellings; the construction of an access road from Harestone Drive; and provision of associated parking and landscaping.

The Officer recommendation was to permit, subject to conditions.

A recording of representations from Councillor Jenny Gaffney of Caterham Valley Parish Council, an objector, was replayed to the Committee.

A recording of representations from Peter Morgan, the agent acting on behalf of the applicant, was replayed to the Committee.

RESOLVED – that planning permission be granted, subject to conditions.

333. 2020/2236 - 2 CROMWELL HALL FARM COTTAGES, FELCOURT ROAD, FELCOURT RH19 2JU

The Committee considered an application for the erection of a building for plant and machinery storage.

The Officer recommendation was to permit, subject to conditions.

Councillor Lockwood, seconded by Councillor Duck, proposed the following reasons for refusal:

- (i) *The outbuilding would constitute inappropriate development in the Green Belt for which no very special circumstances exist to clearly outweigh the harm by reason of inappropriateness and harm to openness as previously concluded by the Inspector’s decision. The application has not materially changed and therefore significant weight should be given to the previous dismissed appeal. As such the proposal is contrary to Policies DP10, DP13 and DP14 of the Tandridge Local Plan: Part 2 – Detailed Policies 2014 and the National Planning Policy Framework (2019).*
- (ii) *The outbuilding, by reason of the design and appearance, would not remain in keeping with the character of the rural locality. Furthermore, the external appearance would not be required for the intended use with limited evidence supplied for the proposed purpose. As such, the proposal is contrary to Policies DP7 or the Tandridge Local Plan: Part 2 – Detailed Policies 2014 , CSP18 and CSP21 of the Core Strategy 2008 and the National Planning Policy Framework(2019).*

Upon being put to separate votes, both motions were lost.

RESOLVED – that planning permission be granted, subject to conditions.

334. 2020/2161 - CHERRYWOOD, BRASSEY ROAD, LIMPSFIELD RH8 0ET

The Committee considered an application for the:

- erection of a part single-storey / part two-storey front extension, incorporating a front and side roof terrace; and
- erection of a single storey rear extension.

The officer recommendation was to permit.

Councillor Lockwood, seconded by Councillor Duck, proposed that determination of the application be deferred, pending a site visit. Upon being put to the vote, the motion was lost.

Councillor Lockwood, seconded by Councillor Duck, proposed that the application be refused for the following reason:

“The proposal, by reason of the siting of the part single-storey / part two-storey extension and ground levels, would cause overlooking of Cherrywood from the adjacent property and driveway, contrary to Policy DP7 of the Tandridge District Local Plan: Part 2 – Detailed Policies (2014) and Policy CSP18 of the Tandridge District Core Strategy (2008).”

Upon being put to the vote, the motion was lost.

RESOLVED – that planning permission be granted.

335. 2020/2291 - 9 WOODLANDS DRIVE, SOUTH GODSTONE RH9 8HU

The Committee considered an application for the erection of a single-story side extension.

RESOLVED – that planning permission be granted.

336. 2021/137 - 13 WOLF'S WOOD, HURST GREEN RH8 0HN

This item was withdrawn from the agenda and would be reported to a future meeting.

Rising 10.32 pm