

Abinger Parish Council

Abinger Common, Abinger Hammer, Forest Green, Oakwood Hill & Walliswood

Minutes of APC Planning Committee Meeting held on 5th September 2022 at 18.00 pm

Venue	Walliswood Village Hall
Councillors	Deardre Cunningham (DC) Maria Belcher (MB) David Keene (DK) Ros Doree (RD)
Clerk	Beccy Anderson (BA)
Attending	Deardre Cunningham (DC) Maria Belcher (RD) David Keene (DK) Ros Doree RD (temporary Councillor)
Item	
1	Attendance and Apologies for Absence –
2	To receive any declarations of interests in respect of any agenda items – <ul style="list-style-type: none">• None
3	PUBLIC QUESTION TIME <ul style="list-style-type: none">• 4 members of the public attended. DC & DI commented on MO/2022/1400/PLA Okebrook, stating previous were refused permission for a second dwelling on the site (around 9 years ago), the buildings to be demolished ere never used for agricultural purposes and it appeared that the application was a development opportunity. XX commented on MO/2022/1104/PLA Old Post House West stating the garage to be converted seemed to be an example of ‘planning creep’ as the garage was built with the long term view of converting the accommodation into a separate dwelling for holiday lets and is not needed for ancillary accomodation. As a neighbour they did not want the nuisance of the extra use a holiday let would bring.
4	Approval of the Minutes of the meeting of the Planning Committee held on 4th July 2022 <ul style="list-style-type: none">• The Councillors approved the minutes of the Planning Meeting of 4th July2022 (No meeting in August 2022).
5	Planning Application MO/2022/1104/PLA Old Post House West , Ockley Road, Forest Green, Surrey RH5 5SG. . Change of use of existing building to holiday let / ancillary guest accommodation <ul style="list-style-type: none">• Councillors discussed the application and insructed the Clerk to write to Mole Valley Planning to recommend refusal of the application as already previously refused in application MO/2022/0647 4 months previous to this application
6	Planning Application MO/2022/1386/PLA Land at Wildwood , Horsham Road, Ewhurst, Surrey. Certificate of Lawfulness for the proposed development in respect of the placing of an additional 4 No. mobile homes (caravans) for human habitation <ul style="list-style-type: none">• Councillors discussed the application and insructed the Clerk to write to Mole Valley Planning to recommend refusal to the application but if approved to apply a condition that the caravans should not be replacec with permanent habitable dwellings
7	Planning Application MO/2022/1400/PLA Okebrook , Ockley Road, Forest Green, Dorking, Surrey, RH5 5SQ. Erection of a single storey detached dwelling following demolition of existing outbuildings.

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	<ul style="list-style-type: none">Councillors discussed the application and instructed the Clerk to respond to MVDC, stating the PC would recommend refusal for the following reasons:- (1)The proposed dwelling is not on the site of the buildings it is to replace. It would be placed on open land to the rear of the Okebrook. This would then have an impact on the general openness of the surrounding area of Forest Green (2) The buildings to be replaced are stated as being previously used for agricultural purposes. The Parish Council have heard evidence that these buildings have not been used for agricultural purposes. (3)The design of the proposed building is not in keeping with properties in the immediate area (4) The proposed plans, if granted, could give scope to enlarge the property and add outbuildings such as a garage. (5)The newly implemented Core Strategy CS1 <i>To ensure that new development is directed to previously developed land (PDL)</i> should inform refusal, since Forest Green is not one of the areas targeted for new development. (6) Forest Green is An Area of Great Landscape Value (AGLV) and recommended to become part of the Surry Hills Area of Outstanding Natural Beauty. This should also inform the decision as to whether new development is appropriate to the area
8	<p>Planning Application MO/2022/1401/PLA. Stonehouse Wood, Walliswood Green Road, Wallis Wood, Dorking, Surrey, RH5 5PL. Erection of replacement dwelling following demolition of existing dwelling.</p> <ul style="list-style-type: none">Councillors discussed the application and instructed the Clerk to respond to MVDC, stating the PC would recommend refusal for the following reasons:- (1)The proposed dwelling is larger than the footprint of the permissions granted to replace the existing residence in planning applications MO/2020/0393 & 0394 & 0618 as the applicants calculations include the footprint of the swimming pool. (2)The design of the proposed building is not in keeping with properties in the immediate area. It is described as a chalet bungalow, but the eaves height of the proposed building would be an increase from the existing bungalow. The proposed plans, if granted, could give scope to enlarge the property and add outbuildings such as a garage or swimming pool thus further increasing from the existing footprint (3)Forest Green is An Area of Great Landscape Value (AGLV) and recommended to become part of the Surry Hills Area of Outstanding Natural Beauty. This should also inform the decision as to whether this development is appropriate to the area
9	<p>Planning Application MO/2022/1445/PLA Ash Copse Farm, Lyefield Lane, Forest Green, Dorking, Surrey RH5 5PL. Reserved matters application pursuant to outline permission MO/2022/0362/OUT for the consideration of layout, scale, siting and external appearance of the dwelling to include landscaping of the site.</p> <ul style="list-style-type: none">Councillors discussed the planning application and it was decided there was no need to make a response to Mole Valley Planning.

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10	Date of next meeting Next Planning Committee meeting: <ul style="list-style-type: none">• Monday 3rd October 2022, 6pm at Abinger Hammer Village Hall
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The meeting closed at 19.40 pm

Signed.....

Date.....