

# Abinger Parish Council

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

## Minutes of APC Planning Committee Meeting held on 9<sup>th</sup> May 2023 at 18.00pm

<b>Venue</b>	Abinger Common Village Hall
<b>Councillors</b>	Deardre Cunningham (DC) Maria Belcher (MB) Ros Doree (RD)
<b>Clerk</b>	Beccy Anderson (BA)
<b>Attending</b>	Maria Belcher (MB) Ros Doree (RD) Deardre Cunningham (DC) Paul Cleaver (PC) Ed Bigland (EB)
<b>Item</b>	
<b>1</b>	<b>Attendance and Apologies for Absence</b> – The Clerk attended remotely.
<b>2</b>	<b>To receive any declarations of interests in respect of any agenda items</b> – <ul style="list-style-type: none"><li>• None</li></ul>
<b>3</b>	<b>PUBLIC QUESTION TIME</b> <ul style="list-style-type: none"><li>• 30 members of the public attended, Jon Wood the owner of The Volunteer with his architect. Residents expressed their concerns regarding the proposed changes to The Volunteer citing concerns a) the pub has been designated ‘an asset of community value’ but the proposed changes would result in it losing it’s community value as its primary business would be holiday lets b) This change could result in noise disturbance for residents as strict opening/operating hours would vary from it’s previous use of a public house. c) Any change of usage to residential would be a ‘steppingstone’ to closing the business in the future and developing the pub into residential accommodation.</li></ul>
<b>4</b>	<b>Approval of the Minutes of the meeting of the Planning Committee held on 6<sup>th</sup> March 2023</b> <ul style="list-style-type: none"><li>• The Councillors approved the minutes of the Planning Meeting of 6<sup>th</sup> March 2023</li></ul>
<b>5</b>	<b>Planning Application MO/2023/0522/PLA The Volunteer (PH), Water Lane, Abinger Hammer, Dorking, Surrey, RH5 6PR.</b> Demolition of an existing single storey extension and the erection of a new single storey rear and side extension, conversion of existing building to provide four self-catered holiday lets and managers flat with associated external alterations, erection of two self-contained garden pods for use as holiday lets and associated landscape works <ul style="list-style-type: none"><li>• Councillors considered the comments from residents and the owner and agreed to response to Mole Valley Planning recommending refusal citing:-</li><li>• The Volunteer is designated an Asset of Community Value and the proposed application would change the pub from a village pub into primarily a B&amp;B business</li><li>• Change of usage to C3 from sui generis would make any future development into just residential much easier.</li><li>• The proposed garden pods should not be considered as extensions to the main building but as ancillary.</li><li>• Neighbouring residents would be adversely impacted by the use of the building for holiday lets, particularly by noise.</li></ul>

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6	<b>Planning Applications - Wollards Farm, Walliswood. MO/2020/0136/PLA. &amp; Deerleap Farm Livery Yard - Planning app MO/2021/0891 - enforcement case 2022/0168/ENF.</b> <ul style="list-style-type: none"><li>The Clerk informed councillors she had chased Mole Valley planning to obtain an update.</li></ul>
7	<b>Date of next meeting Next Planning Committee meeting:</b> <ul style="list-style-type: none"><li>Monday 5<sup>th</sup> June 2023, 6pm at Abinger Common Village Hall</li></ul>

The meeting closed at 19.30pm

Signed.....

Date.....