

Abinger Parish Council

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

Minutes of APC Planning Committee Meeting held on 3rd July 2023 at 18.00pm

Venue	Walliswood Village Hall
Councillors	Maria Belcher (MB) Ros Doree (RD) Deardre Cunningham (DC) Philip Rawling (PR) Lin Roworth-Stokes (LRS) Eliza Rudkin (ER)
Clerk	Beccy Anderson (BA)
Attending	Maria Belcher (MB) Ros Doree (RD) Deardre Cunningham (DC) Philip Rawling (PR) Lin Roworth-Stokes (LRS) Eliza Rudkin (ER)
Item	
1	Attendance and Apologies for Absence – Cllr ER
2	To receive any declarations of interests in respect of any agenda items – <ul style="list-style-type: none">Cllr LRS expressed an interest in item 7, therefore not joining in any discussion or voting on item 7.
3	PUBLIC QUESTION TIME <ul style="list-style-type: none">The applicant for MO/2023/0675 Stonehouse Wood, attended to speak to Councillors. He stated the latest planning application, was submitted after accessing pre-planning advice from MVDC and is smaller and lower in height than previous applications. His ultimate wish was to build a family home, using modern sustainable construction techniques that would allow full access for all family members, including those with additional needs and to develop the site with an additional property to be sold to finance the building works.Other residents attended in regard to MO/2023/0702 Forest Green Farm. The concerns mentioned were:- 1) This application did not differ much from previous refused application apart from the 2 houses being proposed to be built on a different location than previously applied for, with only one property being placed on the footprint of the agricultural buildings which they would replace. 2) The site has already been developed, turning former farm buildings into homes which are quite tightly packed on the site – 2 further homes would add to the developed site to it's detriment. 3) Mill Lane does not have good access to the Ockley Road as the entrance has poor visibility. 4) The 2 further houses would make Forest Green Farm into a development like a hamlet and would alter the nature of Forest Green which is a settlement with scattered housing around the village green.
4	Approval of the Minutes of the meeting of Planning Committee held on 5th June 2023 <ul style="list-style-type: none">The Councillors approved the minutes of the Planning Meeting of 5th June 2023
5	Planning Application MO/2023/0675/PLA Stonehouse Wood, Walliswood Green Road, Wallis Wood, Dorking, Surrey, RH5 5PL Demolition of existing agricultural building (A3) and erection of 1 No. dwelling with associated works <ul style="list-style-type: none">Councillors discussed the application and voted 3 in favour of recommending refusal (Councillors MB and PR voting against recommending refusal) The Clerk was instructed to respond to MVDC recommending refusal, on the same

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	<p>basis as the previous refusal, namely - 1) The proposal, by reason of its siting, bulk and use, would have a detrimental impact on the openness of the Green Belt 2) The site is situated within the Surrey Hills Area of Outstanding Natural Beauty as designated under Section 87 of the National Parks and Access to the Countryside Act 1949</p>
6	<p>Planning Application MO/2023/0736/SCC Land at Ewhurst (Smokejacks) Brickworks, Horsham Road, Walliswood, Surrey, RH5 5QH Details of the management of stockpiling areas and screening bunds pursuant to Condition 21 and details of a scheme for the storage and handling of fluids pursuant to Condition 77 of planning permission ref: WA/2017/1466 and MO/2017/1432 dated 27 September 2022 (Surrey County Council application - for consultation purposes only)</p> <ul style="list-style-type: none">• Councillors noted MVDC had informed the PC comments had been already submitted by MVDC to SCC and the closing date for comments had passed, MVDC being the main consultees as the application covers Minerals and Waste planning regulations.
7	<p>Planning Application MO/2023/0702/PLA Forest Green Farm, Mill Lane, Forest Green, Dorking, Surrey, RH5 5SJ Erection of 2 No. dwellings following demolition of existing of non-agricultural buildings.</p> <ul style="list-style-type: none">• Councillors discussed the application and unanimously voted to recommend refusal to MVDC. Clerk was instructed to respond to MVDC recommending refusal, on the same basis as the previous refusal, namely 1) The proposal, by reason of its siting, bulk and use, would have a detrimental impact on the openness of the Green Belt which would conflict with the purposes of including land within it 2) The site is situated within the Surrey Hills Area of Outstanding Natural Beauty as designated under Section 87 of the National Parks and Access to the Countryside Act 1949. The proposal, by reason of its siting, bulk and use, would fail to conserve and enhance the existing special landscape qualities of the AONB 3) The proposed development, by reason of its form, size, density and appearance would be out of keeping with the character and appearance of the Conservation Area in conflict with Mole Valley Local Plan policy ENV39 and Mole Valley Core Strategy policy CS14. Councillors also asked the Clerk to include comments in regard to the 4) Mill Lane does not have good access to the Ockley Road as the entrance has poor visibility 5) The PC does not consider the proposed dwellings could be considered as 'starter homes' given the high price of houses in Forest Green 6) the proposed dwellings would not be on the footprint of both agricultural buildings they would replace. 7) The 2 further houses would make Forest Green Farm into a development like a hamlet and would alter the nature of Forest Green which is a settlement with scattered housing around the village green.
8	<p>Date of next meeting Next Planning Committee meeting: Monday 7th August 2023, 6pm at Abinger Common Village Hall</p>

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The meeting closed at 18.45pm

Signed.....

Date.....