

**MINUTES OF THE PLANNING COMMITTEE MEETING
HELD ON MONDAY 05 OCTOBER 2020. HYBRID MEETING.**

- 1 **IN ATTENDANCE:** Mr Ball, Mr McLachlan, Mrs Schryver, Mrs Dale, Mrs Ryan, Mr Ashwood and the Clerk.

Attending via Zoom: Mr Neil Rummens and Mr Eliot Morton

- 2 **APOLOGIES FOR ABSENCE:** Mr Garber, Mr Salter and Mr Cox.

- 3 **DECLARATIONS OF INTEREST:** None

4. **PUBLIC QUESTIONS:**

The Chairman introduced Mr Rummens and Mr Morton, who addressed the Council via Zoom, regarding planning application MO/2020/1582. A letter of objection had been forwarded to the Council and circulated to all Councillors prior to the meeting. The letter outlined the property, which has been divided into three dwellings. The house, although not listed has many unique and original features and the objectors feel that the proposed alterations would destroy the originality. The proposed application is to turn the loft space into habitable accommodation. There is not a lot of loft space and the dormer structures are needed to allow head height. The objectors feel that the dormers are too big, and not sympathetic with the structure of the building. The flat roof dormer with large windows will intrude upon neighbour's privacy. The chimney stacks would also need to be repositioned making them offset. The stacks service both the upper and lower flats.

Two previous applications have been refused and this application does not appear to have addressed any of the breaches highlighted previously.

The Chairman thanked the gentlemen for forwarding their objections and highlighting their comment. He emphasised that the Council could only consider planning matters as detailed within the application.

5. **CONSIDERATION OF PLANNING APPLICATIONS:**

- i. **Application MO/2020/1582 – Upper Minnickfold Place, Anstie Lane, Coldharbour.** This is an application for the enlargement of existing rear dormer window, installation of 8 No. Conservation style roof lights and offsetting of 2 chimney stacks. The Councillors had listened to reasons Mr Rummens and Mr Morton had outlined and discussed the application in full. The Councillors decision to recommend refusal was unanimous. There were several issues discussed but basically 1) a design in the ward of Coldharbour must be sympathetic to its environment and have good design qualities. This is set out in the Councils Neighbourhood Development Policy. The dormer windows and Velux windows are not in keeping with the design of house. The Council considered there would be a loss of privacy for the downstairs neighbour. The Council was not in agreement with the alteration of the chimney which would affect the balance of the design and might impact functioning of the ground floor property. The design seems materially like the previous application which the Council also recommended be refused.
- ii. **Application MO/2020/1568 – 2 Woodside Road, Beare Green.** This is an application for the conversion of garage to habitable accommodation and erection of single storey side and rear extensions; erection of single storey side extension with roof extension to create rooms in roof space over. The Councillors considered the property and the fact it was a corner plot. The Council recommended that this application should be approved.
- iii. **Application MO/2020/1591 – Palmers Cottage, 152 The Street, Capel.** This is an application for a Certificate of Lawfulness for a proposed development in respect of the rection of a single storey rear extension. The Council agreed that it was not possible to decide on the information supplied. The Council suggested a Planning Application should be submitted when a decision would be considered.

The response was forwarded to Mole Valley. The Case Officer contacted the Council to emphasise that the applicant is essentially seeking a formal determination from the Council as to whether

the proposed extension would fall within permitted development, i.e. not require planning permission. The Councillors have been reminded that the property is within the Conservation Area and therefore the plan as submitted is not compliant with Council policies.

Date of Next Meetings:

Full Parish Council meeting – Monday 19 October 2020

Planning Committee meeting – Monday 02 November 2020

Finance Committee meeting – Monday 09 November 2020