

COUNTY OF SURREY

MOLE VALLEY DISTRICT COUNCIL

Pippbrook, Dorking, Surrey RH4 1SJ

Mr Timothy Lloyd
Consilian Ltd.
40 Ranelagh Gardens
Stamford Brook Avenue
London
London
W6 0YE

Ref No: MO/2021/1106/PLA
Detailed
2 July 2021

(On behalf of Mr & Mrs Paul Rodger)

IN PURSUANCE of its powers under the Town and Country Planning Act 1990 MOLE VALLEY DISTRICT COUNCIL as District Planning Authority gives notice of its decision to **GRANT** planning permission for the development specified in schedule 1 hereto, subject to the conditions specified in schedule 2.

N.B. The permission below does not constitute approval for any purpose whatsoever save as aforesaid. Consent under other Statutory Enactments and compliance with the Building Regulations 2000 may also be necessary.

IMPORTANT - ATTENTION IS DRAWN TO THE ATTACHED NOTES

Schedule 1 **Repair and conversion of listed farmhouse to a single dwelling (Plot 1). Repair and conversion of listed barns to create a single dwelling including a new conservatory link to join the buildings together (Plot 2). Provision of a new dwelling on the south-west corner of the site incorporating the re-use of some existing farm buildings as domestic outbuildings (Plot 3). Provision of 2 nos. double car ports (one for plot 1, one for plot 2). Retain existing vehicular access for Plots 1 and 3 and provide a new access in the north-east corner of the site for Plot 1.**

Boswells Farm, Ruckmans Lane, Okewood Hill, Dorking, Surrey, RH5 5NE

Schedule 2

Conditions and Reasons

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out and completed in all respects strictly in accordance with the submitted documents and plan numbers set out in the applicant's drawing schedule dated 14/02/22 contained within the application and no variations shall take place.

Reason: To accord with the terms of the submitted application and to ensure minimal impact on local amenity and the environment in accordance with Mole Valley Core Strategy policy CS14 and Mole Valley Local Plan policy ENV22.

3. Before any above groundworks take place details of a landscaping scheme shall be submitted to and approved by the Local Planning Authority, detailing measures to deliver biodiversity net gains, such as bird or bat boxes and log piles, and incorporating the planting of native species of trees, shrubs, herbaceous plants and areas to be grassed. The landscaping shall be carried out in the first planting season after commencement of the development unless agreed otherwise in writing by the Local Planning Authority, and shall be maintained for a period of 5 years. Such maintenance shall include the replacement of any trees and shrubs that die.

Reason: To ensure the provision and maintenance of trees, hedges, other plants and grassed areas in the interests of visual amenity, to ensure that the proposed development will deliver biodiversity enhancements, to compensate for the loss of existing trees and soft landscaping and to ensure compliance with Mole Valley Local Plan policy ENV25, policies CS14 and CS15 of the Mole Valley Core Strategy and the NPPF.

4. No occupation of the development hereby permitted shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected/retained. The boundary treatment shall be completed prior to the first occupation of the development, shall be carried out in accordance with the approved details and thereafter permanently retained as such.

Reason To preserve the visual amenity of the area and protect neighbouring residential amenities in accordance with Mole Valley Local Plan policy ENV22 and policy CS14 of the Mole Valley Core Strategy.

5. Before any above ground works commence, details of the materials to be used in the construction of the external surfaces of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure the development harmonises with its surroundings in accordance with Mole Valley Local Plan policy ENV22 and policy CS14 of the Mole Valley Core Strategy.

6. Before any above ground works commence, details of the hard surfacing to be used within the site shall be submitted to and approved in writing by the Local Planning Authority. The details shall indicate either porous materials or the provision of a direct run-off from the hard surface to a permeable or porous area. All hard surfacing shall be carried out in accordance with the approved details, completed prior to the first occupation of the development hereby permitted and thereafter, permanently retained as such.

Reason: To preserve the visual amenity of the area and prevent the increased risk of flooding, in accordance with Mole Valley Local Plan policy ENV25 and policies CS14 and CS20 of the Mole Valley Core Strategy.

7. The development hereby approved shall not be first occupied unless and until the proposed vehicular access to Boswells Farm, Ruckmans Lane has been constructed and provided with the maximum achievable visibility zones, in accordance with a plan to be submitted and approved in writing by the Local Planning Authority, and thereafter the visibility zones shall be kept permanently clear of any obstruction measured from 1.05m above the road surface.

Reason: The above condition is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users, in order to

meet the objectives of the NPPF and to satisfy policies MOV2 and MOV5 of the Mole Valley Local Plan.

8. The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking and turning areas shall be retained and maintained for their designated purposes.

Reason: The above condition is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users, in order to meet the objectives of the NPPF and to satisfy policies MOV2 and MOV5 of the Mole Valley Local Plan.

9. The development hereby approved shall not be occupied unless and until each of the proposed dwellings are provided with a fast charge socket (current minimum requirements - 7 kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply) in accordance with a scheme to be submitted and approved in writing by the Local Planning Authority and thereafter retained and maintained to the satisfaction of the Local Planning Authority.

Reason: in recognition of Section 9 Promoting Sustainable Transport in the National Planning Policy Framework.

10. Following the receipt of planning permission and prior to the commencement of any works which may affect bats, the applicant must obtain a mitigation licence from Natural England and thereafter, undertake all the actions which will be detailed in the Method Statement which must support a mitigation licence which is expected to be based on the mitigation, compensation and enhancement actions presented in the bat report. The developer will be required to appoint a registered consultant under the bat mitigation class licence to undertake the works

Reason: To safeguard the ecological interest of the site in accordance with policy CS15 of the Mole Valley Core Strategy, policy ENV15 of the Mole Valley Local Plan, and the National Planning Policy Framework.

11. Prior to the commencement of the development hereby permitted, surface water drainage details shall be submitted for the approval in writing by the Local Planning Authority. Such details shall include an assessment of the potential for the disposal of surface water by means of a sustainable drainage system in accordance with the principles set out in the National Planning Policy Framework.

The assessment shall provide information of the design storm period and intensity (typically a 1 in 100 year storm of 30 minutes duration with an allowance for climate change), the method employed to delay and control the surface water discharged from the site and the means to prevent pollution of the receiving groundwater and/or surface water. Where applicable, the details shall include infiltration tests, calculations and controlled discharge rates. If the development is to discharge water into the ground in any form, then a full BRE Digest 365 infiltration test (or falling head test for deep bore soakaways) will have to be submitted to the Local Planning Authority prior to commencement of any works on site. The suitability of infiltration methods should be verified (i.e. possible contaminated ground).

The approved drainage scheme shall be implemented prior to the first occupation of the development.

Reason: The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted and, in the interests of sustainable development, in accordance with the advice contained in the National Planning Policy Framework and policy CS20 of the Mole Valley Core Strategy.

12. Prior to the commencement of the joinery works for Plots 1, 2 and 3, detailed plans, elevations and cross sections of: (a) External joinery, at a scale of 1:20, (b) Internal joinery (for Plots 1 and 2), at a scale of 1:20, shall be submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be undertaken in accordance with the approved plans.

Reason: To protect and preserve the character and setting of the listed building in accordance with Mole Valley Local Plan policy ENV43 and policy CS14 of the Mole Valley Core Strategy.

13. Prior to their installation, details of the guttering and rainwater goods shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved details.

Reason: To preserve the visual amenity of the area in accordance with Mole Valley Local Plan policy ENV22 and policy CS14 of the Mole Valley Core Strategy.

14. Prior to installation, full details of all proposed extract flues, ventilation systems and meter boxes shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved details.

Reason To preserve the visual amenity of the area in accordance with Mole Valley Local Plan policy ENV22 and policy CS14 of the Mole Valley Core Strategy.

15. Prior to installation, a trial panel of brickwork shall be completed for inspection and agreement in writing by a representative of the Local Planning Authority. The trial panel shall include proposed brick bond, mortar mix and pointing detail. Thereafter, the development shall be completed in accordance with the approved details.

Reason: To preserve the visual amenity of the area in accordance with Mole Valley Local Plan policy ENV22 and policy CS14 of the Mole Valley Core Strategy.

16. Prior to the first occupation of the development hereby permitted, the structures so highlighted on the drawing No. 32 L (-) 05 shall be completely demolished and all resultant materials removed from the site.

Reason: To accord with the terms of the application and In the interests of the open character of the countryside and the character and setting of the listed buildings, in accordance with Core Strategy policies CS13 and CS14, Mole Valley Local Plan policies ENV4 and ENV43 and the National Planning Policy Framework.

17. The building B10 shall not be occupied at any time other than for purposes ancillary to the residential use of the B2 dwelling hereby permitted and specifically shall not be used as a separate unit of residential accommodation.

Reason: To ensure that the development hereby permitted is occupied only for ancillary purposes to the dwelling specified since the site lies within a rural area to which a policy of restraint is applied, in accordance with the advice contained in the National Planning Policy Framework, Mole Valley Local Plan policy ENV3 and policy CS1 of the Mole Valley Core Strategy.

18. The building B5 shall not be occupied at any time other than for purposes ancillary to the residential use of the B3 dwelling hereby permitted and specifically shall not be used as a separate unit of residential accommodation.

Reason: To ensure that the development hereby permitted is occupied only for ancillary purposes to the dwelling specified since the site lies within a rural area to which a policy of restraint is applied, in accordance with the advice contained in the National Planning Policy Framework, Mole Valley Local Plan policy ENV3 and policy CS1 of the Mole Valley Core Strategy.

Informatives

1. The permission hereby granted shall not be construed as authority to carry out any works on the highway. The applicant is advised that prior approval must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, or verge to form a vehicle crossover to install dropped kerbs. www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/vehicle-crossovers-or-dropped-kerbs
2. The developer is advised that as part of the detailed design of the highway works required by the above conditions, the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment
3. It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required. Please refer to: <http://www.beama.org.uk/resourceLibrary/beama-guide-to-electric-vehicle-infrastructure.html> for guidance and further information on charging modes and connector types
4. The applicant is advised that the development should only proceed in a precautionary manner that will avoid the killing or injuring of any individual reptiles that may be identified during development
5. The developer should take action to ensure that development activities such as vegetation or site clearance are timed to avoid the bird nest season of early March to August inclusive. If this is not possible and only small areas of dense vegetation are affected, the site could be inspected for active nests by an ecologist within 24 hours of any clearance works. If any active nests are found they should be left undisturbed with a buffer zone around them, until it can be confirmed by an ecologist that the nest is no longer in use
6. The development is likely to offer some opportunities to restore or enhance biodiversity; such measures are in line with the NPPF, will assist the Local Authority in meeting their duty under the Natural Environment and Rural Communities (NERC) Act 2006 and also help offset any localised harm to biodiversity caused by the development process. Guidance on suitable measures is set out in Surrey Wildlife Trust's letter dated 22/07/21 which can be viewed on the Council's website.
7. The applicant is advised of the need to consult the Environment Agency regarding the use of a septic tank drainage which disposes of effluent to sub-irrigation
8. It is possible that a public sewer could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commences on site.

The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of the National Planning Policy Framework.

Signed:

A handwritten signature in black ink, appearing to read 'Piers Mason', written in a cursive style.

Piers Mason
Executive Head of Service (Planning and Regulation)

Dated: 31 March 2022

TOWN AND COUNTRY PLANNING ACT 1990

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- As this is a decision to refuse planning permission for a **householder application**, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- As this is a decision to refuse planning permission for a **minor commercial application**, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- **None of the above:** If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK.](#)