



Mr James Leaver

Melrose

Logmore Lane

Westcott

Dorking

Surrey, RH4 3JY

jamesandfrancesca@hotmail.co.uk

Planning Department

Mole Valley District Council

Pippbrook

Dorking

Surrey, RH4 1SJ

3 February 2022

Dear Sirs

MO/2021/2361

West Lees Farm, Logmore Lane, Westcott, Dorking, Surrey, RH4 3JN

Demolition of roadside barns and redevelopment of gatehouse barn to form 1 No. two bedroom dwelling and private amenity space, bin store, lean-to, provision of parking, boundary treatment, hard and soft landscaping.

I refer to the proposal above. The Westcott Village Association (WVA) has discussed this proposal and I write to provide comment in my capacity as their lead for planning matters.

Notwithstanding the very extensive recent planning history, we welcome the sensitive restoration work at West Lees Farm which has already been undertaken to date by the current owner.

We are aware that there are a number of planning permissions which have been secured and have therefore made enquiries of the planning consultant for the applicant, Bluestone Planning, to clarify which permissions are now being implemented. We now understand that this application supersedes, at least in part, three applications; MO/2019/1658 in respect of Roadside Barn; MO/2020/0336 in respect of Surrey Barn and part Roadside Barn and MO/2020/0337 in respect of part Roadside Barn.

Our own enquiries have led to Bluestone Planning sending a revised Planning Statement dated 14 January 2022 and a revised Design and Access Statement to MVDC under email cover. We note at the time of writing this letter that these revised documents do not yet appear on your planning portal but we nevertheless refer to them as they have been shared with us.

With respect to the current conversion of Surrey Barn, we have been informed that permission MO/2019/1795 is the permission being implemented and we note that this permission includes a requirement to demolish part of Roadside Barn (Barn C).

The justification for the redevelopment of Gatehouse Barn in application MO/2021/2361 is supported by the proposal to demolish the remaining parts of Roadside Barn (Barns A and B) on openness in the countryside grounds and, with the clarification provided in respect of the proposed scale of demolition, we are in guarded support of this principle.

Because of the demolition proposal for the whole of Roadside Barn we have therefore requested a landscaping plan for this area from Bluestone Planning. We felt this was missing from this new application and we were also keen to understand the full benefit of such a proposal. An Illustrative Landscape Plan 19017-102 has now been provided to us and MVDC and sight of this plan has given us the required level of comfort.

On the basis that the proposed demolition of Roadside Barn contributes to an openness in the countryside argument for this application, we would not wish to see further development on site for garaging or ancillary buildings for Surrey and Gatehouse Barns or additional dwellings. If MVDC is minded to consent this scheme, we trust that it will condition its permission accordingly to ensure that the final approved landscaping scheme is implemented and revoke previous permissions which would be superseded.

We have now seen the emailed consultation response to MVDC from Surrey Hills AONB and this would appear to be in tune with WVA's views.

"In view of the previous residential conversion permissions relating to this part of the site I have no AONB planning concern. The Council may need to revoke a previous permission or permissions as it is understood this application is to replace those permissions and they should not be capable of being implemented in addition to any permission granted to the current application".

We hope these comments are helpful.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'James Leaver', with a stylized, cursive script.

James Leaver

Planning Lead, Westcott Village Association