



WESTCOTT VILLAGE ASSOCIATION

Westcott Village Association

Westcott

Dorking

Surrey

contact@westcottvillage.com

Planning Department

Mole Valley District Council

Pippbrook

Dorking

Surrey, RH4 1SJ

17 January 2025

Dear Sirs

MO/2024/1991

Old Bury Hill Fisheries, Old Bury Hill, Westcott, Dorking, Surrey, RH4 3JU

Erection of a single storey storage barn 10m x 8m, ridge height 4.4m and eaves height 3m, part of the roof to include a mezzanine storage space

We refer to the above application and write in our capacity as a consultee in relation to planning matters on behalf Westcott Village Association (WVA).

Old Bury Hill Fisheries has had an extensive planning history in recent years. Development over the last 20 years or so is as follows:-

- an extension of the fisheries business with three newer lakes;
- three new barns for operation and maintenance of the fisheries secured under prior notification for an agricultural business MO/2006/0307, MO/2008/1735 and MO/2009/1497;
- MO/2010/0447 for an open fronted store secured under prior notification for an agricultural business;
- the conversion of the old boathouse next to the original lake to a bailiffs house MO/2015/0096 and then unrestricted residential use later. And a subsequent permission for a detached garage;
- MO/2021/0318 consent was granted for the barns (secured under MO/2006/0307 and MO/2008/1735) to be converted to residential use on viability grounds and to secure the future maintenance and repair of the main lake (Reservoirs Act responsibility). This was subject to a S.106 dated July 2023;
- The S.106 was varied in June 2024 to decouple the retained Bury Hill Fisheries estate from the main lake with Reservoirs Act responsibility and the Old Boathouse;
- The decoupled element was sold to the applicant for this application (MO/2024/1991 in November 2024;;
- We believe the two converted barns secured under MO/2006/0307 and MO/2008/1735 have now been changed to unrestricted residential;
- We also believe that the third barn secured under MO/2009/1497 has been in active use for the operation and maintenance of all four lakes at Bury Hill Fisheries until the November 2024 property sale when, as MO/2024/1991 seems to suggest, this number reduced to three.

WVA objected to MO/2021/0318 for the conversion of two barns used for the operation and maintenance of Bury Hill fisheries to residential. See attached letter and email which may assist with understanding our position on this.

We agree with the observations made by the Surrey Hills National Landscape planning adviser in relation to this application and more specifically: -

1. his request that section 4.1 of the Planning Statement is clarified in relation to the comment "The proposal is for the construction of a single storey storage barn, required to house equipment for maintaining the **lakes**" to establish whether or not the proposed building is larger than it needs to be;
2. his comment "In view of the planning history of Old Bury Fisheries it would be prudent for there to be a S106 agreement that if the building is no longer needed to service the large lake that it be demolished. This should avoid yet another building being converted to a dwelling".

There is a long history of prior notification permissions being granted to an agricultural business, development and now potential further development as a result of fragmentation of a protected landscape and we therefore respectfully ask that this application is given the appropriate level of scrutiny when making your decision.

Yours sincerely,



James Leaver

Planning lead for Westcott Village Association

Enc – WVA email to MVDC dated 23 April 2022