



WESTCOTT VILLAGE ASSOCIATION

Aidan Gardner
Planning Department
Mole Valley District Council
Pippbrook
Dorking
RH4 1SJ

Westcott Village Association

Westcott

Dorking

Surrey

contact@westcottvillage.com

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Dear Mr Gardner

**MO/2025/0587 - Logmore Farm, Logmore Lane, Westcott, Dorking, Surrey, RH4 3JN
Removal of condition 2 of approved planning application MO/2016/1633 for stabling
to be used as private stabling, to allow the stabling to be used as an art studio with
adjoining workshop/storage and accommodation used for holiday lets ancillary to
the main house to allow the building to become an independent permanent dwelling**

Westcott Village Association (WVA) writes to object to this application which we believe is inappropriate development in Green Belt, Surrey Hills National Landscape and an Area of Great landscape Value.

As Logmore Farm - specifically Stable Cottage which is the subject of this application - has a very extensive planning history, we have consulted with the Surrey Hills AONB Planning Officer before writing to you.

Our overall concern is from a National Landscape perspective. We do not believe that the application demonstrates the very special circumstances required to justify the variation of the established holiday let to become an independent dwelling.

We are also concerned about the potential fragmentation of parts of Logmore Farm from the grade 2 Listed farmhouse (the main dwelling house). There is no red line plan to delineate the extent of the application boundary and how the landholding would be split relative to the other holiday lets and outbuildings which were all consented on the basis that they are ancillary to the main dwelling. It raises additional concerns that a consent could lead to proposals for additional storage and garaging.

The planning history for the subject building, started with a consent for a new building in 2004. The history demonstrates that the very special circumstances for development in the green belt were initially based on the building being incidental to the enjoyment of Logmore Farm and then to provide ancillary and tourist accommodation.

2004 - the original MO/2004/0923 consent was for "Stable block incorporating three loose boxes plus tack room / feed store". Condition 3 of this permission reads: - *"The development hereby permitted shall be used only as private stabling incidental to the enjoyment of the dwelling house on the application site. Reason: To prevent the stables from being used for commercial purposes to the detriment of the locality in accordance with Mole Valley Local Plan REC14 and REC15"*.

2016 - MO/2016/1633 - was for the "Variation of condition 3 of approved application MO/2004/0923 for stabling to be used as private stabling, in order to allow the stabling to be used as an art studio with adjoining workshop/storage and accommodation used for holiday lets ancillary to the main house". Condition 2 of this permission reads: - *"The application building shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling on the application site or as guest/tourist accommodation and specifically shall not be occupied as a separate unit of residential accommodation. Reason: To restrict the use of the building 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 and policy CS1 of the Mole Valley Core Strategy"*.

2021 - MO/2021/0290 - "Change of use and extension of an existing storage building to a holiday let and artist's studio". Condition 2 of this permission reads:- *"The development hereby permitted shall be used for as holiday let accommodation or for purposes incidental to the dwelling house Logmore Farm only and at no time shall the site be used for any residential purpose under Class C3 of the Town and Country Planning (Use Classes) Order 2005 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification). Reason: To accord with the terms of the application and in the interests of the rural character of the area and the amenities of nearby properties, to accord with policy CS13 of the Mole Valley Local Plan, policies ENV4 and ENV22 of the Mole Valley Local Plan and the NPPF"*.

Whilst referencing Paragraphs 147 -150 of the NPPF, the Officer's report dated February 2022 stated at section 10 (Planning Balance): - *"The proposal would comprise inappropriate development in the Green Belt. However, it is considered that there would be very special circumstances in this case that would outweigh the harm to the Green Belt through inappropriateness"*.

"The application scheme would provide a facility [holiday let] that would enhance the provision of outdoor recreation at an existing facility that is well-located with regard to cycling and walking routes. These objectives are lent support in the NPPF and Development Plan policies".

This conclusion reflected the observations made by the Surrey Hills AONB Planning Officer: - *"From a desktop exercise, I have no AONB concerns relating to the above application. In coming to that view, I have had regard to the Surrey Hills AONB Management Plan policy RT1 which encourages visitors and facilities that enhance people's health, enjoyment and understanding of the Surrey Hills. I consider that the proposals should provide appropriate modest holiday let accommodation that would accord with the aims of the policy."*

And finally, turning to the Westcott Neighbourhood Development Plan 2017-2026, this application contravenes Policy WNDP1 as explained in paragraph 6.1.8 which reads *"No development is permitted in the Green Belt other than for that which accords with the NPPF e.g. agricultural or leisure purposes. This policy is supported by 87% of survey respondents"*.

On the basis of what has been submitted by the applicant it is not evident to us how the application could preserve and enhance the National Landscape and we respectfully ask MVDC to refuse permission.

Yours sincerely,



James Leaver
Planning Lead, Westcott Village Association