

CAPEL PARISH COUNCIL

BEARE GREEN, CAPEL AND COLDHARBOUR

Mrs Janet Russell
Clerk to the Council

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07 May 2019

The Planning Inspectorate
Room 3D Eagle Wing
Temple Quay House
2 The Square
BRISTOL BS1 6PN

Dear Sirs

Town and Country Planning Act 1990
Appeal Under Section 78

Site Address: Taylor Farm (Barn Field), Rusper Road, Capel RH5 5HF
Appeal Reference: APP/C3620/W/19/3223216

- 1) Capel Parish Council supports the decision of Mole Valley District Council to refuse Planning Permission in relation to prior Notification for erection of an agricultural barn 28.5m x 32.8m for the storage of agricultural equipment.
- 2) The Parish Council in responding to the application consultation on 28 August 2018 indicated a need for details having regard to 'need' to be demonstrated. This information was not provided by the appellant.
- 3) Having regard to the provision of the GPDO 2015 (Schedule 2, Part 6, Class A) it is fundamental and material to the determination of this appeal that the benefits of the GDPO have already been utilised (ref 2015 permission). In such circumstances this appeal should not be determined in favour of the appellant.
- 4) The appellant seeks justification for supporting the appeal by virtue of disposing of land interest, including the agricultural building associated with that disposal.
- 5) The decision to dispose of that land and the associated building was made by the appellant and should not be seen as mitigation for the appeal proposal.
- 6) Other matters:
 - (i) The proposed barn is of a substantial structure some 7m in height at the maximum. Its overall size (height and bulk) will have a significant and adverse impact upon its setting in the rural landscape.
 - (ii) The appellant has failed to demonstrate and identify the need for the structure and its intended use (storage of equipment).

(iii) Local Plan Policies:

CS13 – Landscape Character – the proposal will impact on the landscape having regard to its size, scale and mass.

ENV 4 – The development will detract from the character of the local landscape.

ENV 22/23 – The proposed development will not be well screened, having regard to its design and scale.

RUD 14 – New agricultural buildings must have regard to impact upon the appearance and openness of the countryside – a criteria not met by the appeal proposal.

- 7) The recommendation of Capel Parish Council is that the appeal is rejected and planning permission refused.

Yours faithfully

Paul Garber

Paul Garber
Chairman Planning Committee
Capel Parish Council