

CAPEL PARISH COUNCIL

BEARE GREEN, CAPEL AND COLDHARBOUR

Mrs Janet Russell
Clerk to the Council

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By email: planning@molevalley.gov.uk

Planning Department
Mole Valley District Council
Pippbrook
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Surrey RH4 1SJ

For the attention of Mr Aiden Gardner

Dear Mr Gardner

Planning Application - MO/2017/2198 – CPC/18/007 (Amended)
Hill House Farm, Misbrooks Green Road, Capel RH5 4QQ

This planning application, for the formation of car park in association with other proposed uses for this site, was originally responded to by the Parish Council, without the inclusion of the removal of the hedgerow. This application has now been amended, and the removal of the hedgerow is now incorporated within this application and the Parish Council's response. We note that the original decision notice issued by Mole Valley on 15 January 2018 has now been redacted.

The Parish Council considered this application along with the three other applications for the same property. Each application is considered separately but the three applications inter-relate central to Planning Application MO/2017/2199.

The proposed development formation of the car park would necessitate the removal of the banking mature hedgerow which has been the subject of objections from the Parish Council and local residents.

The proposed removal of the hedgerow would have an adverse effect on Misbrooks Green Road. The road, essentially a narrow lane, is typified by the prevailing character of elevated land rising steeply from the narrow carriageway with a high hedgerow beyond.

It forms a key definition on the approach towards Capel village from the north-east. Apart from access for vehicles enabling access to schools, local workplaces, medical facilities and shops, path and bridleway, users of bicycles and horses must be protected.

The installation of a car park, removal of the hedgerow and any alteration to its prevailing character would create and result in untold harm and must be resisted not least having regard to nature conservation interests.

Any development which would compromise the prevailing traffic safety consideration must be resisted. Visibility at the junction of Misbrooks Green Road with Trigg Street is already poor with heavy commercial use along the road between Newdigate and Beare Green. The proposed educational facilities would introduce coaches to this lane, would have a substantial impact on safety in this already dangerous stretch of road.

We do not believe in any event that satisfactory visibility splays could be achieved from an emerging entrance.

The Parish Council is aware that there are significant third-party objections to this planning application.

The Parish Council therefore strongly recommends that this planning application is refused.

Yours sincerely

Mrs J Russell
Clerk to the Council