

CAPEL PARISH COUNCIL

BEARE GREEN, CAPEL AND COLDHARBOUR

Mrs Janet Russell
Clerk to the Council

Capel Parish Office
55a The Street
Capel
Surrey RH5 5LD

Email: capelpc@btconnect.com
Tel: 01306 712447

11 January 2018

By email: planning@molevalley.gov.uk

Planning Department
Mole Valley District Council
Pippbrook
DORKING
Surrey RH4 1SJ

For the attention of Mr Aiden Gardner

Dear Mr Gardner

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

This is a planning application for the formation of car park in association with other proposed uses for this site.

The Parish Council considered this application along with the three other applications for the same property. Each application is considered separately but the four 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 MO/2017/2914

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