

CAPEL PARISH COUNCIL

MINUTES OF PARISH COUNCIL MEETING HELD ON MONDAY 24 APRIL 2017 AT 7.30pm IN CAPEL PARISH HALL

PRESENT: Mrs A Schryver, Chairman, Mr C Ball, Mr P Garber, Mr L Margetts, Mr S McLachlan, Mrs P Dale, Mr K Salter, Mrs L Ford and the Clerk.

In attendance: Councillor Michelle Watson, Mr Anthony Birch

1 APOLOGIES FOR ABSENCE: Mr D Cox

2 TO RECEIVE AND ADOPT MINUTES OF PARISH COUNCIL MEETING ON 20 MARCH 2017: The minutes were adopted and signed by the Chairman.

3 MATTERS ARISING:

Mr Margetts confirmed that he would review the condition of the conifer tress at the rear of the Bowls Club pavilion and offer the Parish Council his opinion.

Bowls Club pavilion now has padlocks to both entrances and "Danger Keep Out" signs have been ordered and will be erected on the gates and the building.

The empty property Hurst continues to cause a problem. The Clerk will write to Mole Valley District Council to seek the prompting of compulsory purchase.

4 DECLARATIONS OF INTEREST:

Councillor McLachlan declared an interest in Europa Oil and Gas.

Councillor Schryver declared an interest in Capel Bowls Club pavilion.

Councillor Margetts declared an interest in the Sports Club pavilion.

5. QUESTIONS FROM MEMBERS OF THE PUBLIC

None

6. CLERK'S REPORT:

- i. The Tennis Club are proposing to change the flood lighting on the tennis courts. They wish to increase them from 4 to 6, with hoods and reduce the height from 12m to 8m. They will submit a Planning Application for this work.
- ii. MVDC have confirmed the car parking areas and coppice at Markham Park is their responsibility. They have no objection to the Parish Council undertaking this work, but there will be no financial contribution for this work. £1,000 was assigned by the Parish Council last year to cover the cost of clearing these areas.
- iii. Horses in a field along Coles Lane have been tormented by youngsters. The police have been informed, with all relevant information. The horses have now been moved to an adjacent field, hidden from sight, and there have been no further reports of trouble.
- iv. Two men were seen leaving Hurst in a silver van. It is not known if they were at the property legally. Again, the Police have been informed, with the vehicle licence plate. As MVDC are considering bricking up the building, it was thought they might be from the Council.
- v. Dot Sign Language Limited are offering sign language taster sessions at the end of April. Information was forwarded to the Parish Council and a copy of their information leaflet has been displayed on the notice board.

7 PLANNING APPLICATIONS/APPEAL:

MO/2017/0338 – 1 New Close House, Horsham Road, Beare Green, Dorking, Surrey RH5 4PF. This is an application for the erection of a part two storey/part single storey side extension and single storey rear extension, and roof lights on rear roof slope, following demolition of existing garage and store. This application was originally discussed at the planning meeting on 3 April 2017 and councillors then inspected the site with a view to assessing the impact of the proposed works. In coming to its recommendation that planning permission should be refused the Parish Council had regard to extant

policy considerations. In addition, having given detailed analysis of the proposed plans and the accompanying Design and Access Statement the proposals were viewed from Horsham Road to establish how the side extension would be viewed having regard to the character of the dwelling (semi-detached). The overriding policy context is that the dwelling is in the Green Belt. The significant increase in floorspace (%) is unacceptable in proportionate terms. Furthermore, no justification has been given by the applicants for extending the dwelling (mitigation). In addition to failing to meet tests of the GB the proposals are contrary to Policies ENV 22 inappropriate to the site in terms of size, scale and appearance, Policy ENV 23 (respecting the setting) and ENV 32 which has regard to house extensions. Finally, the Capel Neighbourhood Development Plan is now at an advanced stage having been through the public consultation process and in the opinion of Capel Parish Council would not meet the required standards and policies of the plan had they been adopted.

MO/2017/0654 – Church Gardens Farm, Ryersh House, Ryersh Lane, Capel, Dorking, Surrey RH5 5LJ.

This is a prior notification for the erection of an agricultural barn of 24.38 metres by 15.24 metres for the storage of hay and farm machinery. There are no supporting documents with this application. The Clerk will contact Mole Valley District Council and ask for further information. The application will be discussed at the next planning meeting due to take place on Tuesday 2 May 2017.

MO/2017/0607SCC - The Weald C of E Middle School, Horsham Road, Beare Green, Dorking RH5 4QW. This is an application to erect a demountable classroom unit comprising two classrooms. A decision has already been made and the application has been approved.

MO/2017/0432 – Recreation Ground, 59 The Street, Capel RH5 4LD. This is an application for a single storey side/rear extension to the existing Sports pavilion. This application will be discussed at the Planning Meeting on Tuesday 2 May 2017 as there is no supporting documentation to review.

8 RAILWAY STATION CAR PARKING:

Mr McLachlan told the meeting that there were concerns regarding car parking at Dorking railway station. It had been highlighted that the car park was full by 08:00 and cars were being parking in side streets. There are no parking facilities at all at Dorking Deepdene. There is always an overflow of cars parked at other stations along the line, including Holmwood, Leatherhead and Ashted as a substantial number of new houses had been built further up the line and no consideration had been made for commuter parking. Parking around Holmwood station, Beare Green was already being addressed by the introduction of yellow lines. Mr McLachlan said that he had written to Sir Paul Beresford regarding a proposal to utilise the Clockhouse Brickworks but was told that nothing was proposed for this site. Network Rail is considering extending the platform lengths at Dorking to accommodate longer trains with more passengers. This would generate extra revenue and serious consideration should be given to the lack of car parking facilities. Councillor Watson said that there should be a campaign across Mole Valley and she confirmed that this would be raised with the District Council. A business opportunity could be considered if parking were made available on the old Friends Provident (now Aviva) site next to Dorking railway station. The Clerk will write to the CEO of Aviva as an initial option and Councillor Watson has agreed to discuss this possibility with Mole Valley District Council. Sir Paul Beresford and Chris Grayling will be kept fully aware of the concerns the local community.

9 NEIGHBOURHOOD DEVELOPMENT PLAN:

Mr Garber advised the Parish Council that Mole Valley have confirmed that an examiner has been appointed to undertake the examination of the NDP. The examiner is now in receipt of all documentation and he/she will determine how they wish to deal with it. The examiner will be at liberty to ask questions identify issues and ask for changes to be considered. The referendum could take place in September 2017. To date 38 responses have been received to the Mole Valley consultation. Some are historic and out-of-date regarding the current Government White Paper. These will not be commented on. Numerous responses contain inaccuracies. Mr Garber has been advised by Mole Valley to await the appointment of the examiner and then forward one single response, covering all anomalies to Mole Valley. Concern was expressed that one response, full of inaccuracies, had been forwarded by District Councillor Mary Huggins. The District Council would make a formal response, via Mole Valley, to this letter.

10 GATWICK FLIGHT PATH – ROUTE 4:

The Parish Council has received information that the CAA has approved Route 4, despite many complaints from residents being disturbed by the increase in noise. Guy Davies from Mole Valley District Council had co-ordinated the joint response from all affected parishes. Any response to this approval should come from Mole Valley as the statutory planning authority. It is still agreed that dispersal is the way to fairly distribute any disturbance. The Clerk will write to Mole Valley asking them to formally respond to the CAA.

11 **TREE RISK ASSESSMENT:**

Following discussions at the last Parish Council meeting, Burleys have been asked to assess the Parish with a view to undertaking a risk assessment for all trees on parish land. A quotation has been received which gives a preliminary price of £300 per day, and proposal that the work will be carried out over three full days. Individual tree tagging could follow, which is priced per tree. The Parish Council needs to have this assessment in place, for insurance purposes. It was agreed to engage Burleys of South Holmwood to undertake this work. The Clerk will send a formal letter of appointment.

9 **REPORTS FROM MEMBERS**

(a) Finance: The accounts detailing receipts and payments were presented at the to be presented for approval and signature. The high cost of colour cartridges for the printer was questioned and it was agreed that a small black and white printer would be purchased, to offset the use of the very expensive colour cartridges. Cheques were signed by two councillors:

	Net	VAT	Gross
ADMIN AND OTHER PAYMENTS			
Viking	£975.99	£184.00	£1159.99
Ben Nicholson Tree Services	£500.00	£100.00	£600.00
AHS Limited	£385.00	£77.00	£462.00
Copy Solutions	£79.00	£15.80	£94.80
Helpdesq (March invoice)	£37.63	£7.53	£45.16
Helpdesq (April invoice)	£37.63	£7.53	£45.16
S Dixon (for L Quirk)	£42.00		£42.00
Mrs J Russell Clerk's Salary	£1395.30		£1395.30
HMRC	£343.20		£343.20
SES Water Bowls Club	£12.72		£12.72
SES Water Allotments	£14.05		£14.05
OPUS Energy Electricity D/D	£24.61	£1.23	£25.84
BT	£20.50	£4.10	£24.60
Sub Total	<u>£3,867.63</u>	<u>£397.19</u>	<u>£4,264.82</u>
RECEIPTS			
Precept Payment			£47,615.00
Allotment renewals			£140.00
Refund from GP Surgery – Tree work			£250.00
			<u>£48,005.00</u>

(b) Ward Matters for note or inclusion on a future agenda:

- (i) Beare Green:** (a) The hedges between Palmers Farm and ?? need to be cut back to ensure the path can be accessed easily. The Clerk will arrange for this work to be carried out without delay. (b) Mr Ball suggested the Parish Council pay for a new birch tree to replace the one lost in the recent storm. The Parish Council agree to pay the full cost, which is likely to be about £20. (c) Mr Cox asked if it would be possible to have identification badges made. Councillors recalled having discussions about this before, without a decision being made. The Clerk will contact SALCC to find out if there is a legal requirement for badges.
- (ii) Capel:** (a) Dogs are being allowed to run free in fields and worry sheep. The Clerk will ask the editors of the Parish Magazines to include a statement asking for dogs to be controlled at all times. (b) Trees and hedges on the Clockhouse bend of Horsham Road are overhanging the path and making it extremely difficult for pedestrians and horse riders to pass safely. The Clerk will contact Surrey County Council ask them to review the area to ensure all pedestrians are able to use the path in safety. The Parish Council is unable to take on this work

themselves, as the road is busy and needs proper traffic management. (c) There still appears to be illegal activity at the property with caravans and machinery clearly visible from the road. This has been repeatedly reported to Mole Valley District Council. District Councillor Osborne-Patterson has been in contact with Mole Valley Planning Department and Mr Garber has spoken with Jack Straw, Head of Planning. MVDC are unaware of any unplanned activity but Mr Straw will commission a site visit.

- (iii) **Coldharbour:** (a) Protestors have caravans parked near the Europe Oil and Gas site, and it is believed they are being used for residential purposes. There are concerns that there could be environmental health issues as there is no running water or proper sanitation. Children have also been seen at the site. Councillor Watson agreed to bring this to the attention of the Environmental Health Team at Mole Valley. (b) The installation of Openreach broadband is still not complete. The cabinet has been installed but only those premises with Infinity have been connected. District Councillor Watson agreed to contact the Superfast team in Surrey on behalf of the Parish Council for up-to-date information.

- 12 CORRESPONDENCE:** A request has been made from Capel Horticultural Society. Last autumn the Society planted daffodil bulbs on the common land at the corner of Mortimer Road. They are now requesting that they be allowed to plant bulbs throughout the village. It is thought that flowers bulbs could assist with the traffic calming scheme. The Parish Council gave this its whole-hearted support but suggested the bulbs could be of different varieties, lengthening the flowering season. The Clerk will write to the Secretary of the Horticultural Society approving with their request.

Before formally closing the meeting, the Chairman, Mrs Schryver, informed the Parish Council that she did not intend to stand for re-election as Chairman at the Annual Council meeting on 15 May but she would remain as a councillor. Mrs Schryver said that she would be nominating Mr Ball, the current vice-chair, but if any other councillors wished to put their names forward for the position, please inform the Clerk. In nominating Mr Ball, Mrs Schryver said that it would be Beare Green the opportunity to take leadership.

Any requests for agenda items should be notified to the Clerk one week before the next meeting.

DATES OF NEXT MEETINGS:

Planning Committee:	Tuesday 2 May 2017 at 7.30pm in the Parish Hall, Capel.
Annual Council Meeting:	15 May 2017 at 7.30pm in the Parish Hall, Capel.
Finance Committee:	8 May at <u>8.00pm</u> in the Parish Hall, Capel.