

CAPEL PARISH COUNCIL

MINUTES OF PARISH COUNCIL MEETING HELD ON MONDAY 19 DECEMBER 2016 AT 7.30pm IN CAPEL PARISH HALL

PRESENT: Mrs A Schryver, Chairman, Mr D Cox, Mr S McLachlan, Mr L Margetts and the Clerk.

1 APOLOGIES FOR ABSENCE: Mr P Garber, Mr C Ball, Mr K Salter, Mrs P Dale and Mrs L Ford

2 TO RECEIVE AND ADOPT MINUTES OF PARISH COUNCIL MEETING ON 21 NOVEMBER 2016: The minutes were adopted and signed by the Chairman.

3 DECLARATIONS OF INTEREST:

Mr McLachlan declared an interest in the planning application submitted by Europa Oil and Gas on land at Bury Hill Wood, off Coldharbour Lane, Holmwood.

4 CLERK'S REPORT:

- i. Jack Straw has been asked to confirm if MVDC is likely to proceed with the compulsory purchase of Hurst, Vicarage Lane as this vacant property is a target for vandalism.
- ii. It has been agreed that the £240 levy from MVDC can be used to cover the cost of posts to be erected around Beare Green recreation ground. Once a pro-forma invoice for the posts is received, the formal application can be made.
- iii. SpaceHopper, a parking solution programme have been asked to make a presentation at the 16 January 2017 meeting.
- iv. Intruders were reported at a relatively isolated property in Horsham Road on 5 December. The resident had difficulty reporting the incident to the police. Inspector Richard Hamlin has since sent an officer to the residents.
- v. Mrs Lesley Bignell has expressed a wish not to take up the vacant position of assistant clerk until at least April 2017. This is for family reasons. She will make a definite decision about the return early in 2017.
- vi. An annual inspection of the children's playgrounds at Coldharbour, Beare Green and Capel was carried out in early December by MVDC. Overall the playgrounds are in good order. Fred Evans carries out the maintenance on behalf of the Parish Council and obviously, he does a brilliant job.

5 PLANNING APPLICATIONS:

MO/2016/1808 – Henfold House, Henfold Lane, Beare Green, Dorking RH5 4RW. This application is for a variation of Condition 2 of approved planning permission MO/2016/0389. Is to allow changes to windows and the introduction of a porch over the main entrance. The Parish Council recommends that planning permission should be granted.

MO/2016/1916 – Land rear of Skinners Cottage, Moorhurst Lane, Beare Green RH5 4LJ. This application is for the erection of 3 no. detached dwellings following demolition of existing commercial landscape contractor's storage, workshop and office buildings.

The following considerations were discussed -

- (i) site is in the Surrey Hills AONB;
- (ii) site is in the Green Belt;
- (iii) site is outside the Beare Green. Village Settlement;
- (iv) Capel Neighbourhood Development Plan (Consultation 2016);
- (v) The NPPF and Mole Valley Local Plan.

The starting point is the presumption against inappropriate development in the Green Belt and the harm such development would cause to the intrinsic values of the Surrey Hills AONB.

As the proposals do not relate to any agricultural activity but to a commercial enterprise there is no policy support either national or local to warrant residential development remote from the Beare Green Village settlement boundary or its immediate environs.

The Capel (villages) N.D.P. is now at an advanced stage. Following extensive public consultation, the formal submission was made to Mole Valley District Council on 1st December, 2016. A significant level of response was received from businesses and the community to the widely-published plan but no representation was made by the applicants. Had representations been made appropriate

consideration would have been made by the NDP Steering Group. In relation to Moorhurst Lane the residents did nonetheless express great concern about the need to protect the AONB from development.

The proposals are remote in terms of any relationship and while that may be seen as being 'justified' for a commercial activity. The test of sustainability fails in absolute terms this being fundamental to the consideration of any proposal, even absent the overarching Green Belt/AONB objections.

As there were no drawings available for the Councillors to view, a decision will be deferred to the next Parish Council meeting, when full plans will be circulated.

MO/2016/1833 – Aldhurst Farm, Temple Lane, Capel RH5 5HJ. This application is for a change of use of part of an agricultural barn to a microbrewery. The Council supports the principle of diversification, but due consideration should be given to the increased flow of traffic which will be generated along Temple Lane. This increase in traffic would result in further damage to the ditches and drains. Whilst the Parish Council recommends that planning permission be granted, there should be an undertaking from the owners of Aldhurst Farm to maintain the road, ditches and drains.

MO/2016/1848/SCC – Land at Bury Hill Wood, Coldharbour Lane, Holmwood, RH5 6HN. This application is for the details of a method statement pursuant to Condition 20. The Parish Council understands that this deals with the process and therefore is unable to make any comments.

MO/2016/1891 – Christ Church, Abinger Road, Coldharbour, Dorking RH5 6HG. This application is for the erection of a timber weatherboard clad enclosure to house a new heating boiler, located on the west election. Although the church itself is a listed building, the weatherboard enclosure would be adjacent to the building, and therefore would have no adverse bearing. The Parish Council recommends that planning permission should be granted.

MO/2016/1896/1897 – Vigo Farm, Horsham Road, South Holmwood, Dorking RH5 4LH. These applications are for the demolition of an existing two storey extension and erection of replacement extension and alterations to first floor bathroom. There is also a Listed Building consent application. The Parish Council will defer deciding on these applications until the next Parish Council meeting.

6 NEIGHBOURHOOD DEVELOPMENT PLAN:

The plan has been submitted to Mole Valley District Council and it is being overseen by Mr Guy Davies before the official considered by the Council in February 2017. At the present time, Mr Garber and Mr Ball are working on finalising details that need to be addressed before the official evaluation. Once the document is finalised, all Councillors will receive a copy of the submitted plan.

7 GATWICK FLIGHT PATH – ROUTE 4:

Plane Wrong forwarded a newsletter regarding the CAA's review of the revised Route 4 that was implement in May this year. With the help of consultants, To70, Plane Wrong carried out extensive analysis of the comprehensive radar data covering three months of operation of the revised Route. This revealed that 6% of flights were outside the NPR during the period studied and that a further 11% were outside the geographical limit of the NPR track keeping area but were not counted by Gatwick because they were above 4,000ft. This is because when planes reach 4,000ft. the NPR no longer applies. Plane Wrong has pointed out to both Gatwick and the CAA that this limit is entirely artificial as far as residents are concerned and therefore what they are experiencing is 1 in 6 planes outside the NPR, an unacceptable performance. All Councillors had received this newsletter.

8 REPORTS FROM MEMBERS

(a) Finance: The accounts detailing receipts and payments were not presented at the meeting as there are on-going problems accessing the SAGE accounting programme. It is hoped these accounts will be able to be presented for approval and signature at the 16 January 2017 meeting. Cheques were signed by two councillors:

	Net	VAT	Gross
ADMIN AND OTHER PAYMENTS			
EDF Energy electricity	£16.25	£0.81	£17.06
The Royal British Legion Poppy Appeal	£50.00		£50.00
Donation Beare Green Youth Club	£250.00		£250.00
50% contribution TV Cabinet for Beare Green Youth Club	£208.99	£41.80	£250.79
Mrs M Schryver reimbursement door curtain	£55.00		£50.00
Dorking Business Supplies cartridges	£168.57	£33.71	£202.28

CJDA Limited 50% payment Traffic Calming	£900.00		£900.00
S Dixon (for L Quirk) Hall cleaning	£40.00		£40.00
HMRC Clerk's Income Tax	343.20		£343.20
J Russell Clerk's salary & mileage	£1396.20		£1396.20
F Evans Ditch clearing Capel	£1550.00		£1550.00
Key Computers/P Cooke Audit and Sage installation	£615.00	£67.00	£682.00
W Attridge Strimming/cutting Capel burial ground	£475.00		£475.00
OPUS Energy Gas D/D	£125.26	£6.26	£131.52
CentrePoint Technology D/D	£95.11	£19.02	£114.13
OPUS Energy Electricity D/D	£33.72	£1.69	£35.41
Sub Total	£6322.30	£170.29	£6492.59
RECEIPTS			
Hall Bookings (1)	£30.00		£30.00

Current Account reconciled to 19 December 2016 - £21,886.30

It was hoped that the precept for 2017/2018 would be discussed at this meeting. However, as the Chairman of the Finance Committee was unable to present, it was suggested that a meeting early in January 2017 be scheduled so that all Councillors can discuss the submission before it is formally presented to Mole Valley District Council. An extra meeting is being suggested for 12 January 2017.

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

- (i) **Beare Green:** (a) Mr Cox has submitted a pro-forma invoice for the installation of the posts around the recreation ground at Beare Green. As discussed and decided at the November 2016 meeting, these will be paid for by the levy which will now be claimed from Mole Valley District Council. The levy will only pay for materials as all the labour will be carried out by residents voluntarily. (b) Mr Cox said that the ditch clearing works alongside the recreation ground on the Newdigate Road had still not been carried out by Kears, although their quote had been approved in June this year. It was agreed by all Councillors that if the work was not completed by the end of the year, another contractor should be approached. (c) Mr Cox mentioned a van that was parked on a dangerous bend in Trigg Street, Beare Green, causing a sight obstruction for drivers. The Chairman confirmed that she had also seen the parked vehicle, had photographed it and forwarded it to PCSO Pat Booker and it was hoped that Pat Booker will contact the owner and asked them to ensure safety is adhered to.
- (ii) **Capel:** (a) Mr Margetts asked if there was any further information regarding Capel Bowls club pavilion. As no further information had been received, the Clerk will contact Estate Agents White and Sons to ascertain the current position. (b) There are reports that the ditch which the Parish Council had had dug on its land outside the old Bonfire Field in Temple Lane is being filled in. The field is owned by Mr Ben Brown. He has only recently become aware of the ditch and has complained to the Parish Council. The Clerk has responded that this was a legal procedure, not precluding pedestrians from accessing the field, just obstructing vehicles. The Clerk has recently contacted the Water Company again for an update on the illegal installation of the standpipe and metre and Mr Brown has been included in this correspondence. (c) The Vicar has had her caravan stolen from her drive recently. It is very disappointing that this had happened and there were no witnesses to the crime. (d) Mr Margetts made comment on the standard of workmanship that Surrey County Council had carried out to slurry-seal the pavement in The Street. The Clerk confirmed that SCC had been contacted regarding the workmanship and the fact that Hoyle Hill area of Capel had been completely missed, the area that needed attention the most. (e) The Parish Council have received complaints that the empty property in Vicarage Lane has been broken into again. Mole Valley District Council have been made aware. The Parish Council will not take any responsibility for boarding up the property. (f) The Crown Public House is causing problems with villagers and regular clients. The managers of the pub have put up ropes, restricting parking during non-opening times. The car park is regularly used by mothers delivering children to school and the lack of use of this facility means that parking on The Street during

the mornings, midday and afternoons is now problematic and creates safety issues. There have also been reports that the food in The Crown is of poor quality, as is the service. Clients are being barred from using the hostelry if they complain. As The Crown is a key aspect of the village, the Clerk will write to the Chief Executive of Punch Taverns to make him aware that there are local concerns. (g) The Crown Public House has been nominated as a community asset by the Parish Council and acknowledgement of this nomination has been received from Mole Valley District Council.

- (iii) **Coldharbour:** (a) Mr McLachlan said that cars are being dumped in the village and are either being set alight or dumped in the pub car park. Those responsible for dumping these vehicles are wearing high-viz jackets. (b) Those protecting against Europa Oil are still in the area and they are being seen regularly at the pub. At present, they are not causing any trouble but their numbers are beginning to increase. The Police are aware of their presence.

12 CORRESPONDENCE: None.

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

DATES OF NEXT MEETINGS:

Planning Committee:	2 January 2017 at 7.30pm in the Parish Hall, Capel.
Parish Council Meeting:	16 January 2017 at 7.30pm in the Parish Hall, Capel.
Finance Committee:	13 February at 8.00pm in the Parish Hall, Capel.