

**CAPEL PARISH COUNCIL**

**030. MINUTES OF THE PARISH COUNCIL MEETING held on Monday November 17th 2014 in the Committee Room, Capel Village Hall**

**031. PRESENT:** Mrs A Schryver (Chairman), Mrs J Pearson, Mr P Garber, Mr K Salter, Mr D Cox, Mrs M Watson, Mr C Ball and Mrs Coke the Clerk.

**032. APOLOGIES FOR ABSENCE:** Cllr. Helyn Clack

**033. ALSO IN ATTENDANCE:** Cllr M Huggins, Cllr Osborne – Patterson, Cllr V Homewood and four members of the public.

**DECLARATION OF INTEREST:** None

**A resolution was proposed by Mrs Schryver and seconded by Mr McLachlan that Mrs Paula Dale be Co-opted as Councillor for Capel Ward**

**The resolution was carried and an Acceptance of Office and Compliance with the Council's Code of Conduct forms were completed ready for forwarding to Mole Valley District Council.**

**034. THE MINUTES:** Minutes of the meeting on October 20<sup>th</sup> 2014 were adopted by the Council and signed as a correct record.

**035. MATTERS ARISING** It was reported that the MVDC Housing and Traveller Sites Plan had been 'parked' pending a new plan and new consultation. Any new development will exclude Green Belt sites – meaning GB 9 will not come forward. Development will be concentrated on land beyond the Green Belt. The new plan would take housing figures up to 2031. There will be a new special strategy. Mole Valley will meet the 5yr housing supply though.

**PUBLIC QUESTIONS:** Patrick Nolan Chair LHAG- reiterated comments made at the meeting of the Planning Committee 06.10.14. He stated that Europa is not to be trusted and that the PC should vote against Planning Application MO/2014/1006/SCC.

Max Rosenberg – referred to the aquifer providing summer water and that the updated EA had arrived today

Janet Hansen – Commented that there are 70 Households in Knoll Road and they would be impacted by HGV's (which are larger than normal HGV's) with 1,000+ journeys. It was impossible to assess the impact on Mole Valley roads. There would be a backlog of traffic in Coldharbour Lane, Ridgeway Rd and Knoll Road. The Police have said that the Traffic Management Scheme is unworkable. There would be unknown effects on school traffic (Powell Corderoy and Priory Schools) + emergency vehicles.

**035a POLICE MATTERS**

The Police were unable to attend and statistics would be forwarded

**035b MINUTES OF PLANNING COMMITTEE:** Minutes of the Planning Committee 03.11.14 were received and adopted by the Council.

**035c PLANNING APPLICATIONS:** Applications listed below include those considered and recommended to the Council by the Planning Committee 03.11.14 and at this meeting.

**Application Ref:** MO/2014/0700/PLAH                      **Date:** 07-Oct-2014  
**Case Officer:** Mr David Webb  
**Ward:** Beare Green                                      **PSH/Area:** Capel  
**Applicant:** Mr J Kent  
**Location:** 2, Woodside Road, Beare Green, Dorking, Surrey, RH5 4RH  
**Proposal:** Erection of first floor roof extension with gable ends and 1 No. dormer window and 1 No. roof lights to front and rear roof elevations.  
**Response:** Councillors consider this to be an unacceptable alteration making it too close to the neighbouring property.

**Application Ref:** MO/2014/1616/PLAH                      **Date:** 24-Oct-2014  
**Case Officer:** Mr Rob Brereton  
**Ward:** Capel, Leigh & Newdigate                      **PSH/Area:** Capel  
**Applicant:** Mr S Woodcock  
**Location:** Orchard Cottage, 42, The Street, Capel, Dorking, Surrey, RH5 5LE  
**Proposal:** Installation of plain clay tile and cedar cladding to side (west) elevation.  
**Response:** Cedar cladding is out of keeping with the street scene in this vicinity. Councillors feel it would be more appropriate to have render, brick and tile finish.

**Application Ref:** MO/2014/1585/PLA                      **Date:** 20-Oct-2014  
**Case Officer:** Mr David Webb  
**Ward:** Capel, Leigh & Newdigate                      **PSH/Area:** Capel  
**Applicant:** Ms P Bassett  
**Location:** Land at Broomells Yard, Misbrooks Green Road, Capel, Dorking, Surrey, RH5 5HL  
**Proposal:** Erection of detached building for stabling horses and to provide hay/carriage store.  
**Response:** Applicant has not justified why additional accommodation required. 'Statement of Need' to be requested. Deferred to Planning meeting 01.12.14

**Application Ref:** MO/2014/1594/PMB                      **Date:** 21-Oct-2014  
**Case Officer:** Mrs H Clarke  
**Ward:** Capel, Leigh & Newdigate                      **PSH/Area:** Capel  
**Applicant:** Mr J Nye  
**Location:** Old Wattlehurst Farm, Horsham Road, Capel, Surrey, RH12 3SD  
**Proposal:** Prior notification for change of Use of an agricultural building to 2 No. dwellings.  
**Response:** Having regard to the GPD Order 2014, it is considered undesirable for a change of use from agriculture to residential use. The site is located a significant distance from the nearest settlements (Capel) and Kingsfold and would give rise to an isolated rural dwelling, this notwithstanding a previous determination under the order. It would lead to a demarcation of the site and would represent an incongruous development in a rural area. The Parish Council recommends that planning permission be refused.

**Application Ref:** MO/2014/1650/PLAH                      **Date:** 31-Oct-2014  
**Case Officer:** Mr Rob Brereton  
**Ward:** Capel, Leigh & Newdigate                      **PSH/Area:** Capel  
**Applicant:** Mr & Mrs B Brearley  
**Location:** Brooklands, Vicarage Lane, Capel, Dorking, Surrey, RH5 5LL  
**Proposal:** Insertion of 2 No. dormer windows to front elevation.  
**Response:** The proposed development would compromise and be out of character with the prevailing local pattern of housing which is two storey (detached housing) with a style and vernacular. The simplicity of design is uncompromising and should be retained. The intusion of two dormer windows would cause harm to that objective.

**Application Ref:** MO/2014/1656/PLAH                      **Date:** 03-Nov-2014  
**Case Officer:** Mr David Spring  
**Ward:** Capel, Leigh & Newdigate                      **PSH/Area:** Capel  
**Applicant:** Mrs L Lynn  
**Location:** 6 Broadwood Cottages, Vicarage Lane, Capel, Dorking, Surrey, RH5 5LW  
**Proposal:** Erection of two storey rear extension.  
**Response:** The proposal will mirror image the adjacent element of the pair of semi-detached dwellings (application MO/2014/1657). It will not have an adverse effect by way of impacting upon the privacy or amenity of neighbouring properties.

**Application Ref:** MO/2014/1657/PLAH                      **Date:** 03-Nov-2014  
**Case Officer:** Mr David Spring  
**Ward:** Capel, Leigh & Newdigate                      **PSH/Area:** Capel  
**Applicant:** Mr & Mrs Robinson  
**Location:** 5 Broadwood Cottages, Vicarage Lane, Capel, Dorking, Surrey, RH5 5LW  
**Proposal:** Erection of two storey rear extension.  
**Response:** The proposal will mirror image the adjacent element of the pair of semi-detached dwellings (application MO/2014/1656). It will not have an adverse effect by way of impacting upon the privacy or amenity of neighbouring properties.

**Europa Oil MO/2014/1006/SCC:** The full Environmental Impact Assessment is still awaited.

Reference was made to the document 'Planning Report – Europa Oil' - November '14 (as attached) in addressing the following issues: The Green Belt, Traffic Management / Contract Period, Construction, Rig Mobilisation / Demobilisation, Drilling, Noise, Mitigation Measures, Light, Ecology (including Dormice and birds), Aquifer, Vibration, Site Restoration, Protocol/ Agreement, Benefit to the Community, Site Boundaries / Area, Future Development, Europa Oil / Future, Appeal Decision (2012) and the AONB.

**Councillor's comments:** The clear comments in the Planning Report were welcomed;

- (i) Precedence must be given to local opinion – Coldharbour residents do not want this.
- (ii) The Aquifer would have to be drilled through
- (iii) Noise & Light – it is pitch black and silent at the site making any noise and light obtrusive
- (iv) National Need- at best it would supply 4days of national need /yr. therefore little gain
- (v) Inappropriate Development in the GB and AONB
- (vi) Financial guarantees had not been fully addressed but showed that:
  - Europa has only 40% interest in Holmwood PED143 exploration licence.
  - Revenue of 4.5M is 14% reduction on previous year's revenue
  - Cash in hand at yr end of 4.5M cf to previous yr 0.7M is increase of 3.8M of which 3.7M is due to additional share issue in yr, so without this Europa would have only 100K improvement to cash position. No bank overdraft – they are reliant on 0.7M bank financing facility.
  - Retained deficit accumulated loss carried forward at yr end 13.2M
  - Accounts signed off by auditors and directors with going concern statement for next 12 months ongoing business.
  - Group loss of -0.4M on going activities offset by 0.9M profit on discounted operations giving overall profit of 0.5M for yr. Prior yr was -0.1M loss on ongoing ops
  - Results for yr include 1.2M impairment charge on UK West Firsby field with potential for further impairment.

**Appeal – Substantive issues – in GB & AONB**

Uniqueness of Leith Hill. PC evidence in terms of GB was not challenged – PC evidence remains in place.

Respond to Appeal by December 9<sup>th</sup>

Object to the panhandle. Response to MO/2014/1006 can deal with wider issues, but concentrate on key issues.

There was unanimous agreement to object to the new application and to fight the Appeal on the grounds of the Green Belt and AONB.

**035d GATWICK Update**

(i) The Gatwick Protest meeting would be taking place on Saturday 22<sup>nd</sup> November.

(ii) Areas to cover in responses to Gatwick Airport Second Runway Consultation will be covered at the additional planning meeting on 9<sup>th</sup> December. (Consultation will run to February 3<sup>rd</sup>) but the weight of argument has to deal with wider issues. – expand significantly on H2S, Cross Rail and regional rail networks. Traffic loads on local and regional roads will also be a major consideration.

**036A CAPEL SPORTS PAVILION GARAGE**

Capel Cricket Club committee had investigated the possibility of converting the dilapidated Bowls Pavilion for use as a garage for the Capel Sports Pavilion. However, poor access to the road and to the Recreation Ground means this would not be feasible.

**036B FINANCE**

1) **Payments and Receipts for November 2014** Cheques and accounts were agreed signed, adopted and authorised for payment.

(Payments were made on November 17<sup>th</sup> except where otherwise stated)

**PAYMENTS**

Payable to:	£	VAT
Clerk's salary (mnth 08) salary + car +miles	856.80	
HMRC payee only (mnth 08)	67.60	
SSALC 4x 4 <sup>th</sup> Edition Good Cllr Guide	6.00	
RJ Jochimsen (OHRd hedge)	735.00	147.00
RJ Jochimsen (OHRd hedge)	200.00	40.00
GACC (annual membership)	10.00	
BT broadband rental (Aug – Dec)	97.97	19.59
Burleys (Oct grass)	600.75	120.15
Royal British Legion Poppy Appeal (wreath)	20.00	
Image Company (Gatwick posters A3 enc.)	34.20	6.84
Image Company (Airports Commission	70.00	

Consultation x 2 bound)		
RBLPA (as per subs and donations 2014/5)	55.00	
Fred Evans (ditch clearance 152 to 162 The Street, Capel as per quotation)	1,600.00	
David Sack (strimming/mowing C/H)	555.00	
Capel Memorial Hall (July – Sept)	117.00	
<b>Total</b>	<b>5,025.32</b>	333.58
	5,358.90	

<b>RECEIPTS</b>		
MJ Porter interment of ashes`	295.00	
HJ Dunn (memorial)	265.00	
Total	560.00	

**Statement Balances (unreconciled) at November 17th 2014**

<b>Current Account</b>	215,742.05
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2) The Finance Committee will meet on Monday November 24<sup>th</sup> 2014

**036C WARD MATTERS- Beare Green**

**Beare Green** (i) Project OverHall – Work on the next building phase is progressing.

(ii) Willow Close has been flooded again due to drain water flooding back up the Willow close gully. HydeMartlet Housing has been contacted and their contractor asked to clear debris. Thames Water to be contacted re the possibility of improving the drainage to improve the flow of water in to and out from the gully

(iii) The replacement laptop with wireless mouse is quoted at £364.98 with the annual insurance premium (to be added to the BG Hall's contents insurance) at £42.40. The grant application to SCC to cover this will be £364.98 + £42.40 for the first yr's insurance cover. Assurances are needed about where the laptop is to be stored etc. The grant application has to be completed by the PC so additional information on the use of the PC is required. (iv) Newdigate Rd / A24 Junction: the 'smell' has returned (v) Footpath from Newdigate Rd junction to BG pavilion car park has become restricted & needs cutting back (vi) In the same location there is a manhole cover which has sunk damaging the metal sides. (vii) Improved lighting on the north and south slip roads into Beare Green (viii) Parking in Old Horsham Road remains a problem.

**Capel:** (i) A request has been received from UK Power Networks for an easement across Parish verge from Vicarage Lane to the bonfire field on the corner of Temple

Lane. The request was made on behalf of the current owner who proposes to keep a horse/s and to put up a stable in the field. Councillors unanimously rejected the request for an easement.

ii) A request has been received from Mitie London Revolution 2015 16<sup>th</sup> May 2015 to use Capel Recreation Ground as a pit stop for refreshments and toilet facilities (accessing the site via Vicarage Lane). Councillors unanimously rejected the request.

**Coldharbour:** 2015 is 250<sup>th</sup> Anniversary of Leith Hill Tower and Moet Chandon Champagne. It is hoped to have a combined celebration.

### **036D PARISH AND HIGHWAYS MAINTENANCE**

#### Parish Maintenance

- (i) The ditch to the front of Greenside Cottages (148 to 162 The Street, Capel) has been cleared and the water is running well.
- (ii) Thames Water is investigating the drain blockage at the end of the service road to Beare Green Cottages to establish the cause.
- (iii) Mark Lewington, who has previously undertaken carpentry jobs in the BG pavilion, has been asked to quote to replace the badly weathered exterior double doors at the east facing end of the building.
- (iv) As a result of complaints from residents at The Oaks Park, the area leading on to the road is to be fenced off (with a gate for access to services). This is to stop the area from being used by residents in the road as a dumping ground for garden waste.
- (v) Three of the established Oaks on Wolves Hill need to have dead branches pruned back. Clay Griffin has been asked to quote

#### Highways Matters

- (vi) Flooding ditch in Vicarage Lane.- Clerk to seek the agreement of the seven households most badly affected by the flooding, that a partially dead, ivy clad Oak should be felled by Highways allowing a drain to be laid to pipe water from the ditch to the nearby brook.

### **037 CORRESPONDENCE**

Wednesday 19<sup>th</sup> November 3.30 till 4.00pm Surrey Hills AONB at Warren Farm Barns, Headley Lane, Mickleham, Dorking

Saturday November 22<sup>nd</sup> – Gatwick Protest meeting. Appletree Centre, Crawley RH11 OAF starts 2.00pm Doors open 1.00pm

Tuesday 9<sup>th</sup> December- Additional Meeting of Planning Committee re Airports Commission Consultation on second runway at Gatwick. 7.30pm Capel Village Memorial Hall

1.SCC Local Transport Review – Have your say at [surreycc.gov.uk/transportreview](http://surreycc.gov.uk/transportreview) by Jan 14<sup>th</sup> 2015

2.Have Your Say on Mole Valley's Future – On line survey [www.molwvalley.gov.uk](http://www.molwvalley.gov.uk)

3 Airports Commission Consultation Document released as above

4. Copy of application form for grant from Age Concern for bench in vicinity of Bus Stop at The Crown, Capel at request of local residents.

**038. URGENT MATTERS AT DISCRETION OF CHAIRMAN FOR NOTE OR INCLUSION ON A FUTURE AGENDA – None**

**039. DATE OF NEXT MEETING:** The next meeting of the full Council is on Monday 15<sup>th</sup> December at 7.30pm in the Committee Room at Capel Village Memorial Hall. The Planning Committee meets on Monday 1<sup>st</sup> December 2014 at 7.30pm in the Committee Room at Capel Village Hall. The Finance Committee meets on Monday 24<sup>th</sup> November at 7.30pm in the Committee Room, Capel Village Hall and there will be an additional meeting of the Planning Committee on **Monday December 9<sup>th</sup> at 8.00pm** in Capel Village Hall for the public to discuss and ask questions about the Consultation on Gatwick Airport Second Runway.