

CAPEL PARISH COUNCIL

020. MINUTES OF THE PARISH COUNCIL MEETING held on Monday October 20th 2014 in the Committee Room, Capel Village Hall

021. 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.

022. APOLOGIES FOR ABSENCE: Stuart McLachlan. Cllr V Homewood and Cllr C Osborne-Patterson had also offered apologies.

023. ALSO IN ATTENDANCE: Cllr M Huggins, Cllr D Mir. Mrs P Dale and Mrs Stephanie Jennings-Christensen. PCSO Pat Booker was in attendance for part of the meeting

DECLARATION OF INTEREST: None

024. THE MINUTES: Minutes of the meeting on September 15th 2014 were adopted by the Council and signed as a correct record.

025. MATTERS ARISING None

PUBLIC QUESTIONS: None

Co-option of a new Councillor for Capel Ward took place at the end of the meeting and the resolution to Co-opt will be recorded in the Minutes of the meeting 17th November 2014.

025a POLICE MATTERS (i) Crime statistics 13.09.14 to 20.10.14.

Total of 20 Notifiable Crimes – 6 offences in Capel- 1 x Criminal Damage in Peters Wood, 1 x Hate incident, The Street, 1 x Neighbour dispute – Bennetts Wood, 1 x Drink Driving offence, 2x Theft, The Street. 11 offences in Beare Green, 1 x Assault on police – Willow Close, 1x Communications offence – Willow Close, 1 x Criminal damage to vehicle, Old Horsham Rd, 5x Fraud / theft, 1 x Animal offence, 2 x crimes occurring in Old Horsham Rd & Newdigate Rd. 3 offences in Coldharbour: 2 x Burglary non dwelling; 1 x Vehicle crime.

(ii) Assault outside BG Village Hall had not been recorded.

(iii) Parking on verge in front of signage at white van garage PCSO Booker to follow up.

(iv) New road layout on north bound A24 approaching from BG roundabout confusing & needs signage

(v) Branch on southern slip road into Old Horsham Rd causing traffic to swerve onto A24. Had already been reported as an emergency.

025b MINUTES OF PLANNING COMMITTEE: Minutes of the Planning Committee 06.10.14 were received and adopted by the Council.

025c PLANNING APPLICATIONS: Applications listed below include those considered and recommended to the Council by the Planning Committee 06.10.14 and at this meeting.

Application Ref: MO/2014/1337/CAT **Date:** 18-Sep-2014
Case Officer: Mr Ron Howe
Ward: Capel, Leigh & Newdigate **PSH/Area:** Capel
Applicant: Mr E Simmons
Location: Old Barn House, 3, Old Barn Drive, Capel, Dorking, Surrey, RH5 5LQ
Proposal: Reduce the height of 2 No. Ash trees (Marked No. 1 and No. 2 on submitted plan) by approximately 33%.
Response: Already determined by MVDC – no objection

Application Ref: MO/2014/1416/PCL **Date:** 23-Sep-2014
Case Officer: Mrs H Clarke
Ward: Beare Green **PSH/Area:** Capel
Applicant: Mr C Goldfinch
Location: Copse Hill, Newdigate Road, Beare Green, Dorking, Surrey, RH5 4QD
Proposal: Certificate of Lawfulness for a Proposed Development in respect of the erection of a two storey front extension.
Response: PC objects to the proposed extension which will triple the size of the dwelling. The application is founded on the premise that the main elevation (front) is to the side and not fronting on to Newdigate Rd. The front door may be seen as the main elevation and not the elevation to the road, but the PC can identify many dwellings with a side front door characteristic. The design is overwhelming in its incremental increase. In any other situation it would not be considered as permitted development. On this basis and having regard to the design criteria of the NPPF the development is unacceptable. It is clear the GPD failed to have regard to the circumstances of this development with the applicants explaining a perceived loophole. The PC considers MVDC should reject the application with a view to testing the veracity of the GPD at appeal.

Application Ref: MO/2014/1438/CAT **Date:** 17-Sep-2014
Case Officer: Mr Ron Howe
Ward: Capel, Leigh & Newdigate **PSH/Area:** Capel
Applicant: Mr D Hall
Location: Clarks Green Farm Cottage, 187, The Street, Capel, Dorking, Surrey, RH5 5ER
Proposal: Remove one Cupressus Leylandii tree (marked A on submitted plan) and one Weeping Willow tree (G). Reduce height of 2 No. Ash trees (B and C) and 2 No. Oak trees (D and E) by approximately 4-5 metres and reduce to one trunk. Reduce one Oak tree (F) to one trunk.
Response: Already determined by MVDC- objection

Application Ref: MO/2014/1493/PLA **Date:** 29-Sep-2014

Case Officer: Mrs Caroline Hall

Ward: Capel, Leigh & Newdigate **PSH/Area:** Capel

Applicant: Mr M Lowe

Location: 2 Taylors Gate Cottages, Rusper Road, Capel, Surrey, RH5 5HF

Proposal: Erection of 48 No. solar panels on a ground mounted 'A' frame.

Response: Whilst the PC recognises the benefits of renewable energy initiatives it must be recognised that (i) the application site is in a rural location and (ii) the siting of the solar panels is outside the curtilage of 2 Taylors Gate Cottages. The proposals are contrary to Policy ENV3 of the MV Local Plan Core Strategy. The proposed panels will be approx. 12ft at the highest by 15ft wide. Policy requires that proposals respect and enhance the character of the area. The application fails on both counts and there are no mitigating landscape measures. The proposals do have commercial implications in that the solar energy generated exceeds that required for the dwelling, very special circumstances have not therefore been demonstrated justifying departure from policy.

In landscape terms when viewed from east-west (along Rusper- Capel Rd) absent foliage the panels would be intrusive. The PC recommends permission be refused.

Europa Oil MO/2014/1006: The full Environmental Impact Assessment is still awaited resulting in the application being unlikely to go to Committee until February '15. The PC response would not be drawn up until the November 17th PC meeting. A clear response to issues raised by the PC had been received from Barton Willmore addressing the following: 1) Noise, 2) Light, (Mast, Rig Floor, Mud Tanks and Pumps, Catwalk, Doghouse, Site Lighting) 3) Ecology Surveys, 4) Birds, 5) Vibration, 6) Traffic and Traffic Management 7) Cars, LGV and HGV Movements. 8) Aquifer as per attached response. Barton Willmore to be approached further re: 1) the location of the holding area away from Dorking for vehicles to and from the site. 2) re the Protocol – drawing up a proper agreement between Europa Oil and Gas Ltd and the community which would be best secured through the offices of Capel Parish Council (not through LHAG) who would represent the community as a whole 3) Visual inspection of the banks undertaken on a daily basis when the site traffic is using the route. It would be necessary to establish a pre bank condition status evidenced by photographs – joint survey work between CPC and Europa Oil. 4) Accepting that the lane is narrow, Europa Oil to confirm that immediate remedial action will be taken to avoid the ongoing risk of erosion and damage.

Other matters raised requiring answers 1) Confirmation of the total area to be affected by the exploration ie the site boundaries. 2) Upon completion of exploration and the removal of vehicles and plant after the eighteen weeks, the action that will be taken to reinstate the site back to a landscape quality to be expected in an AONB. 3) Bearing in mind the uniqueness of Leith Hill locally and nationally it is important that its visual qualities are returned to what is expected in a sensitive landscape location. 4) Benefits to the community 5) If PP granted for exploration what will the future intension be to progress and implement any future development. There is concern as indications are that it would not necessarily be Europa carrying out the development.

025d BROOK COTTAGE – Mr Cunningham (owner) is continuing feasibility studies re the possibility of having more than one dwelling on the site.

025e GATWICK (i) Airports Commission consultation is likely to go out on 22nd October 2014 with a 3 month consultation period (to mid- January '15). (ii) Plane Wrong meeting at Beare Green Village Hall, Wednesday 22nd October concerning Air routes north of Gatwick Airport(iii) GACC Gatwick Protest meeting Saturday 22nd November, 2.00pm (iv) On Tuesday 9th Dec. the PC will hold a Public Meeting at Capel Village Hall regarding the Airports Commission Consultation on the Davies Commission plan for a second runway at Gatwick.

025f GREENBELT SITE ASSESSMENT

MVDC Housing and Traveller Sites Plan – MVDC has abandoned the Plan and will go for a new Plan which will take at least 3yrs. There will be a new agenda for the remaining sites. Any windfall sites will go towards reducing the overall housing nos. required. The meeting arranged for Tuesday 24th February to review the site decisions will be cancelled.

026A BURIAL GROUND SHED

- 1)A quote to the value of £3,750 had been received from Fred Evans for removal of the existing shed, supply and installation of treated timber shed on existing brickwork 3.2m x 2m with concrete granulated brown tiles and allowing for wide doors on the end for a mower.
- 2)A further quote was being obtained together with confirmation from the Friends of Capel Church that they will pay half of the total cost.
- 3) Cllr Clack had suggested applying to her Member's Allocation for part of the funds required.

026B FINANCE

1 Payments and Receipts for October 2014 .Payments were made on October 20th except where otherwise stated. Cheques and accounts were agreed signed, adopted and authorised for payment.

(Payments were made on October 20th except where otherwise stated)

PAYMENTS

Payable to:	£	VAT
Clerk's salary (mnth 07) salary + car +miles	859.05	
HMRC payee only (mnth 07)	67.60	
JV Hall (Planning meeting 06.10.14)	30.00	
Y Christie (Gatwick and planning documents)	300.00	
S&ES Water (Bowls Pavilion 3.3.14 to 8.9.14)	12.36	
S&ES Water (Allotments 3.3.14 to 8.9.14)	35.68	

S&ES Water (Sports Pavilion) 3.3.14 to 8.9.14	41.42	
J Petts (C/H church hedges) x2	400.00	
The Image Co.(9 x posters +1500 leaflets re.Gatwick)	163.70	5.14
J Coke (Staples x 50 suspension files) J Coke	20.81	4.17
SSALC x 1 Chairman's networking day +1 x Clerk's networking day	120.00	24.00
P Garber (Travel to Hof C re Gatwick)	76.40	
Burleys (Grass cutting Sept)	600.75	120.15
Weald School(remove felled tree on PC land)	150.00	
SP Cooke (6mnthly Audit)	175.00	
Total	3,052.77	253.46
	3,306.23	

RECEIPTS	Nil	
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Statement Balances (unreconciled) at October 20th 2014

Current Account	218,697.66
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2) **An Internal Audit** had taken place on 20.10.14. All Bank Payments, Bank Receipts, Bank Reconciliations, Clerks Salary (including Real Time payee) and Sage Accounts had been checked and deemed to represent a true and fair view of Capel Parish's accounts.

026C WARD MATTERS- Beare Green

Beare Green (i) Project OverHall –Building work on the next phase has commenced. (ii) A grant application is to be made by the PC to Cllr. Clack Member's Allocation for a replacement laptop and a broadband booster for Beare Green Hall. (to include insurance cover on BG hall 'contents' insurance)(iii) A request to be made to Circle Housing to increase the number of car parking bays at Turner House (iv) Driveway to Beare Green Cottages: A quote had been prepared to break out the sides of holes identified, to infill with scalplings and cement, to compact down and spread 10mm shingle over for the sum of £1,165. The cost would have to be borne by the residents. I.e. £83 for each of the 14 households.

Capel (i) Details are awaited from SCC on a scheme to provide access to an Electric Car 'Plug In' point (ii) A request had been made to Steve Mitchell (Head of Rights of

Way) to have kissing gate access on FP 213 where it leaves Misbrooks Green and crosses over to the north end of The Street, Capel to allow walkers with families to push their buggies along the path.

Coldharbour: nothing to report

026D GRASS CUTTING CONTRACT 2015

In the absence of a response from Kings of Dorking Councillors agreed to accept Burley's quote for a 5yr contract as per **Min. Ref: 016D (1)** starting on 1st April 2015

026E PARISH AND HIGHWAYS MAINTENANCE

Parish Maintenance

(i)Councillors agreed to accept Fred Evan's quote of £1,600 to clear the ditch in front of Greenside Cottages, Capel. This would include digging out the ditch, removing the spoil into a skip/s and rodding through the pipes.

(ii)CPC to consider setting up a Community Resilience Plan to act in conjunction with a Local Flood Forum

Highways Matters

(i)Clerk to seek agreement with Highways, to include the verges on both sides of Old Horsham Rd going north from Holmwood station on the Highways Rural Cut(ii)Cllr Clack has indicated that provided a resolution can be reached re removal of the remaining Oak tree outside Sunnybrae in Vicarage Lane a new drain can be laid to take the ditch water into the Brook

027 CORRESPONDENCE

Wednesday 22nd October- Meeting of 'Plane Wrong' Campaign- re Gatwick flight paths Beare Green Village Hall 7.30pm.

Saturday 22nd November Gatwick Protest meeting, The Appletree Centre, Crawley 2.00pm RH11 0AF

Tuesday 9th December- Public Meeting re Airports Commission Consultation on second runway at Gatwick. 7.30pm Capel Village Memorial Hall

- 1.SCC Local Transport Review - on line survey (08/10/14 notification by email)
- 2.Documentation signed re stopping up Highway land adjacent to Minnickfold Cottage, Anstie Lane, Coldharbour . (as previously notified)
- 3.'Have Your Say on Mole Valley's Future' – further information to be emailed. On line survey www.molwvalley.gov.uk
- 4 Parking at Ockley Station – confirmation that scheme to create 30 new spaces at Ockley station have been agreed but permission still has to be granted and agreement needed on who pays.
- 5.GACC- Notification re regurgitated Noise Action Plan (not a new Noise Action Plan)
6. SSALC newsletter September / October

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

029. DATE OF NEXT MEETING: The next meeting of the full Council is on

Monday 17th November 7.30pm in the Committee Room at Capel Village Memorial Hall.
The Planning Committee meets on Monday 3rd November 2014 at 7.30pm in the
Committee Room at Capel Village Hall. The Finance Committee meets on Monday 24th
November at 7.30pm in the Committee Room, Capel Village Hall