

## CAPEL PARISH COUNCIL

**050. MINUTES OF MEETING held on Monday March 17th 2014 in the Committee Room, Capel Village Hall.**

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

**052. APOLOGIES FOR ABSENCE:** Mr Dale

**053. ALSO IN ATTENDANCE:** Cllr Homewood, Cllr Murdoch and PCSO Booker for part of the time.

Apologies for non -attendance had been received from Cllr.Osborne-Patterson

**DECLARATION OF INTEREST:** Mr Garber in relation to Brook Cottage, Mr McLachlan in relation to Europa Oil

**054. THE MINUTES:** Minutes of the meeting on February 17<sup>th</sup> 2014 were signed as a correct record.

**055. MATTERS ARISING:** None

**PUBLIC QUESTIONS:** There were no members of the public in attendance.

**055a POLICE MATTERS:**

1.Total Notifiable Crimes 17.02.14 to 16.03.14 = 5 (previous month =15) Capel = 4 offences: 3x Child Protection incidents; 1x Public order offence. Beare Green = 1x Theft. Coldharbour: 0 Offences.

2. Casualty Reduction Officers have been reduced from 3 to 2 (Tom Arthur has gone) - police enforcement is more limited.

3. Traffic in OHRd – Hedge to be cut back to improve sight line. Legally there should be no parking on the brow of a hill

3. Brook Cottage – Trespassers shooting deer and rabbits. Illegal firearms. Tying horse to trees on Dairy House Nature Reserve so that it is trespassing. Difficulty in taking action due to travellers and squatters having differing rights. MVDC CEO to be contacted re the continuing situation.

**055b MINUTES OF PLANNING COMMITTEE:** Minutes of the Planning Committee 03.03.14 were received and adopted by the Council.

**055c PLANNING APPLICATIONS:** Applications listed below include those considered and recommended to the Council by the Planning Committee 03.03.14 and at this meeting.

**Application Ref:** MO/2014/0190/PLA                      **Date:** 11-Feb-2014  
**Case Officer:** Mr Donncha Murphy  
**Ward:** Beare Green                                      **PSH/Area:** Capel  
**Applicant:** Mr D Litten  
**Location:** Action Vehicles, Crackerbarrel Farm, Horsham Road, Beare Green, Dorking, Surrey, RH5 4PQ  
**Proposal:** Conversion of former piggery into 1 No. residential dwelling.  
**Response:** The proposal will not enhance the rural community. The building is not capable of conversion. The proposals are not in accordance with GB policy. Residential use will compromise the character and amenities. Other buildings are set within the core of the site and inter-relate. This proposal is isolated and adjacent to the A24 corridor the character of which is open countryside. Noise from the A24 would be intrusive in this elevated position

**Application Ref:** MO/2014/0179/PLAH                      **Date:** 10-Feb-2014  
**Case Officer:** Mr Aidan Gardner  
**Ward:** Capel, Leigh & Newdigate                      **PSH/Area:** Capel  
**Applicant:** Mr J Kerr  
**Location:** Redlands House, 62, The Street, Capel, Dorking, Surrey, RH5 5LE  
**Proposal:** Erection of single storey side/rear extension and creation of basement.  
**Response:** Cllrs object. The proposal is out of keeping in design and character. The development extends into an area which compromises the rhythm of development along the northern side of village. Unacceptable increase in dwelling size (40% ground cover)

**Application Ref:** MO/2014/0213/PLA                      **Date:** 14-Feb-2014  
**Case Officer:** Mrs Jenny Margetts  
**Ward:** Beare Green, Within 20m of                      **PSH/Area:** Capel, Within 20m of  
Capel, Leigh & Newdigate                                      Newdigate Parish  
**Applicant:** Mr A Phillips  
**Location:** The Black Hut Lake, Henfold Lane, Newdigate, Dorking, Surrey, RH5 5AF  
**Proposal:** Erection of storage/plant building.  
**Response:** CPC recognises the benefit of providing a building to store equipment assoc. with site activities. Having regard to its rural location – set within a treed location but very close to the road, the utilitarian design is considered unacceptable. The proposal should reflect a rural type barn. There is concern that its use should only be for storage of equipment assoc. with the fishery and no other purpose.

**Application Ref:** MO/2014/0199/PLAH                      **Date:** 14-Feb-2014  
**Case Officer:** Mrs Jenny Margetts  
**Ward:** Capel, Leigh & Newdigate                      **PSH/Area:** Capel  
**Applicant:** Mr D Hall  
**Location:** Clarks Green Farm, The Street, Capel, Dorking, Surrey, RH5 5ER  
**Proposal:** Erection of single storey rear extension.  
**Response:** This is a minor correction to the scheme previously considered by the PC and recommended for approval

**Application Ref:** MO/2014/0220/PNJ                      **Date:** 17-Feb-2014  
**Case Officer:** Mrs Megan Rowe  
**Ward:** Capel, Leigh & Newdigate                      **PSH/Area:** Capel  
**Applicant:** Colorsport Images Limited  
**Location:** The Old Sawmill (Broadwood Test Centre), Rusper Road, Capel, Dorking, Surrey, RH5 5HF  
**Proposal:** Prior notification for the conversion of existing offices (Use Class B1) into 2 residential units (Use Class C3).  
**Response:** The building's historic character is being maintained. A good design solution. Two dwellings will make an important contribution to local housing provision. The applicants have demonstrated no alternative employment use. Appropriate to have one dwelling on a shared equity basis.

**Application Ref:** MO/2014/0278/ADV                      **Date:** 26-Feb-2014  
**Case Officer:** Mr Donncha Murphy  
**Ward:** Beare Green    **PSH/Area:** Capel  
**Applicant:** Mr M Bewsey, Crest Nicholson South  
**Location:** Godwins Nursery, Horsham Road, Beare Green, Dorking, Surrey, RH5 4RA  
**Proposal:** Advertisement consent for 1 No. board sign, 1 No. gantry sign and 4 No. fabric flags signs (all non-illuminated).  
**Response:** No objection. However it is pointed out that the red line boundary is not consistent with the line for which planning permission was granted

**Application Ref:** MO/2014/0318/CAT

**Date:** 06-Mar-2014

**Case Officer:** Mr Ron Howe

**Ward:** Leith Hill

**PSH/Area:** Capel

**Applicant:** Mrs H Potter

**Location:** 2 Chasemore Cottages, Broomehall Road, Coldharbour, Dorking, Surrey, RH5 6HF

**Proposal:** Remove one Yew tree.

**Response:** No objection

#### **055d UPDATE ON WEALD DEVELOPMENT OPPORTUNITIES:**

a). David Hallam, Diocesan Schools Estates Manager had led the meeting at the Weald School 06.03.14 and had presented copies of the requested refurbishment costs for the school (Ref. Notes taken at above meeting)

1. Total condition need according to the 2010 Survey by DHP £842,306
2. £25,100 C1 Urgent work that will prevent immediate closure of the premises; and / or address and immediate high risk to health and safety of occupants; and / or remedy a serious breach of legislation.
3. £465,000 C2 Essential work that will prevent serious deterioration of the fabric or services; and / or address a medium risk to health and safety of occupants; and / or remedy a less serious breach of legislation.
4. £352,306 C3 Desirable work that will prevent deterioration of fabric or services; and/or address a low risk to health and safety of occupants; and / or remedy a minor breach of legislation.
5. EFA threshold for a school rebuild under Priority School Building Programme 30%. I.e. if the backlog of condition need is at least 30% of costs of rebuild a school should be rebuilt.
6. Based on EFA assumptions the Weald's is at 26%. Based on BHP budget figures 38%.
7. Refurbishment does nothing about undersized and oversized classrooms, halls, kitchen and other rooms and spaces; poor adjacencies (a test of how a school functions, what rooms need to be near to each other etc) and poor site location.
8. The large condition needs include:
  - a. Electrical and lighting £163,700
  - b. Heat distribution £124,900
  - c. Hot water services £64,900
  - d. Roofs £34,600
9. The updated position for all Guildford Diocesan VA Schools in Surrey is C1 £952,900 C2 £9,521,580 C3 £12,564,470 C4 £482,700 total £23,521,650. The provisional allocation of LCVAP for 2014/15 is £1,836,545.

b). It was established that none of the above financial statement had been progressed and that refurbishment is not regarded as a viable long term option.

c). The development strategy timescale has been lost. A proper public consultation would take time and would conflict with the outcome of the Green Belt Review and the determination of MV Planning Policy Review.

d). CPC must remain impartial and no further action can be taken by the Parish Council until a planning application is received.

**055e BROOK COTTAGE:** Currently 14 caravans plus associated vehicles and animals on site. MVDC CEO to be contacted regarding the law concerning enforcement of the removal of Gypsies and Travellers versus the removal of squatters. Enforcement has to go through a committee resolution. Letter to be copied to the landowner.

**055f CLOCKHOUSE ENFORCEMENT:**

A letter to be sent to MVDC reminding them that under the terms of the planning permission granted for the extraction of clay an absolute obligation existed to have the land restored and re-instated back to its Greenfield character with its agricultural use returned. CPC took this matter to MVDC who, by formal resolution of their Planning Committee, required SCC to enforce the landowners to re-instate the land and to comply with the terms of the planning permission.

The land has yet to be reinstated.

**056A PROGRESS ON CAPEL ALLOTMENTS:**

Two working parties had taken place in conjunction with members of Capel Horticultural Society and the whole area had been tidied up and each full sized allotment had been marked to divide into 3. A new gateway had been levelled and a 10ft iron gate had been hung in the southern boundary fence to allow for delivery of compost The small side gate area had also been tidied. The tenancy agreements would be re written with the following in mind:

The PC has 11 full sized plots of 5 poles (126sq m). Each of these full plots is to be split into three X one third. A third is equivalent to 42 sq m approx. generating 33 plots.

- In order to keep the whole of the allotments area tidy the PC is to take responsibility for mowing all paths bordering the allotments with this cost being incorporated into the annual rental - to be set at £10.00 per plot. (Tenants to ensure there are no obstructions overhanging the paths to hinder the mowing). Theoretically this will generate £330 in rental for CPC with the cost of hedge cutting and path mowing falling to the PC.
- The current annual rental generated is £220 for the existing 12 full plots. One of the existing full plots is to be made redundant because it is badly shaded and difficult to cultivate (the area is suggested for housing a shed).
- In order to make the allotments more of a community facility with easier access and more user friendly the PC is to be requested to supply a metal shed to be installed along the northern boundary fence on the above redundant allotment. This to be the only shed permitted on the allotment site). This will need to be revisited as Cllrs were not keen on the idea of a shed from the point of view of vandalism
- A 10ft steel gate has been erected in the southern fence to allow for vehicular access (for delivery of FYM etc.), the immediate area within the site has been levelled and will have hardcore laid for a more substantial surface. A new polycoated chain link boundary fence to be installed to replace the current badly rusting chain link fence.

- Dogs on a lead shall be permitted on to the owner's allotment provided it / they are kept strictly on that allotment and not permitted to stray or cause a disturbance to other tenants/ other tenant's dogs. ANY DOG FOULING MUST BE REMOVED. Only allotment holders dogs to be allowed in the allotments area and no dog to be kept in the allotment area in the absence of the owner. A 'No Dogs' notice to be affixed to fence.
  - The tenant shall not burn any combustible material which might cause nuisance. Metal dustbin incinerators are permissible but should only be used after dusk
- New agreements would be drawn up and would be in force as from April 1<sup>st</sup> 2014

### **056B HIGHWAYS MATTERS**

1) A means of rectifying the flooding in Vicarage Lane is still being sought 2) A meeting of the Dorking Hills Highways Forum had taken place. Further Localism initiatives will only be permitted for projects which can be undertaken more cheaply by the PC / PC contractors than by Highways. Highways officers are no longer officially allowed to attend Highways Forum meetings.

### **056C WARD MATTERS**

**Beare Green** (i) Project OverHall update - BGCA is seeking a 99yr lease from MVDC but the legal process will take time. The next phase of building is due to start in June 2014. (ii) Parking in Old Horsham Road – A report is still awaited from Cllr Clack on long term solution and the state of implementation of parking restrictions north and south of the railway crossing. In the short term Insp. Rundle has been asked to instruct Crest Nicholson to level a site within the Godwins development to hold contractors vehicles off the road.

**Capel:** (i) Capel Playground – A quote had been received from PlaySmart UK to supply and install JungleMulch as a play surface to replace the current high maintenance bark at a cost of £23,000 with an additional £2,600 to replace the broken balancing beam and supply an EasyGate (autoclose gate). The £23,000 grant from London Marathon Trust is to be match funded by the PC to total £31,255 (the value of the quote submitted to the Trust). Therefore the PC will have to increase its input to £8,255.00. The VAT will be recoverable but will have to be paid initially. The Clerk to progress and to confirm how shattered glass can be removed from the surface (ii) Capel Post Office – it was reported that the PO is currently closed two and a half days a week to allow for the postmistress to train staff for PO services at Village Greens. It was confirmed that this is only a temporary measure until staff have been fully trained to take over at VG's

**Coldharbour:**– Coldharbour Common Road by way: Although resurfaced less than 2yrs ago the state of the surface has deteriorated badly such that only large 4x4's can negotiate it. A seasonal TRO to be applied for to prevent misuse during winter time. The Clerk to write to Steve Mitchell at SCC Rights of Way and copy to Cllr Watson.

### **056F PARISH MAINTENANCE**

1. Storm damage (i) Fallen Oak debris in the verge at The Firs, Newdigate Rd is still to be removed. The ditch running from The Firs down to the intersection of Horsham Rd and Newdigate Road has been cleared and is running well (debris left at side of ditch is to be removed). Sumps have been put in to allow for water surges. The PC ditch along Newdigate Rd at the side of the Beare Green playing field will be cleared once the road

has been resurfaced.(ii) Ownership for the row of Poplars at Holmwood Corner is to be established with the NT and appropriate action taken re their maintenance

**057 CORRESPONDENCE**

Parish Forum – Wednesday 9<sup>th</sup> April Leigh Village Hall, 7.30 for 8.00p

Three Counties Training -Thursday 12<sup>th</sup> June – Lodge Hill, Pulborough 13.30 to 17.15

New Councillors 7 Refresher training

SALC Conference and AGM 1<sup>st</sup> May ‘ Elections and Social Media’ Dorking Halls 9.30 . (five places booked)

1\*Future of Pippbrook site- see <http://www.molevalley.gov.uk/pippbrooksite>

2.Letter from Trevor Leggo re meetings with Chief Constable and Commissioners.

3\*\*Briefing note to PC’s re Litter Campaign

\* Meeting at Pippbrook April 2<sup>nd</sup> Christian Centre, Dorking, to explain options. It is for residents to make their own on line responses

\*\*Black sacks, grabbers and high viz jackets available from MVDC Alan Taylor, Vincent Rd Depot.

**058. URGENT MATTERS AT DISCRETION OF CHAIRMAN FOR NOTE OR INCLUSION ON A FUTURE AGENDA** – Europa Oil and Gas to be a rolling Agenda item

**059. PAYMENTS AND RECEIPTS FOR MARCH 2014**

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

**PAYMENTS**

Payable to:	£	VAT
Clerk’s salary (mnth 12) salary + car +miles	850.20	
HMRC payee 74.20:NI 37.81 (mnth12)	112 01	
BT (phone DD 24 <sup>th</sup> 24.03.14)	78.30	18.48
EDF Bowls Club pd 13.03.14	36.75	1.84
Fred Evans( invoice 3 &4 concrete spurs to 2 notice boards ) Pd 07/03	988.00	
Viking (2x2pack cartridges)+ paper	197.84	39.57
S&ES water (Burial Ground)	53.94	
SSALC (New Cllr Briefing x 2)	100.00	20.00
The Garden –R Brown contractor (ditch clearance Horsham Rd)	680.00	136.00
<b>Total</b>	<b>3,097.04</b>	<b>215.89</b>

	3,312.93	
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<b>RECEIPTS</b>		
Smiths Charity ( Stationary + Burial Ground	41.99	
<b>Total</b>	41.99	

Payments and Receipts were adopted as an accurate record

**060. DATE OF NEXT MEETING:** The next meeting of the full Council is on Monday 14<sup>th</sup> April 2014 at 7.30pm in the Committee Room, Capel Village Hall . The Planning Committee meets on Monday 7<sup>th</sup> April 2014 at 7.30pm in Capel Village Hall Committee Room.