

CAPEL PARISH COUNCIL

030. MINUTES OF MEETING held on Monday 18th March 2013 in the Committee Room at Capel Village Hall.

031. PRESENT: Mrs Schryver (Chairman), Mr Dale, Mrs Pearson, Mr Garber, Mr McLachlan, Mr Cox, and Mrs Coke the Clerk.

Parish Councillor Paul Garber addressed the meeting on the 'Mole Valley Green Belt Review'

Bullet points were elaborated on for consideration in responding to the Review:

1. The Green Belt Review is a non-statutory review to inform the next stage of the MV LDF in relation to sites for development
2. The MV Housing Requirement up to 2026 is 3760 dwellings; - provision to date in the plan period is 1,480 dwellings. In addition planning permission has been granted for 400 dwellings - not yet implemented making the total provision $1,480 + 400 = 1,880$
3. Requirement for the Plan period to meet housing need is therefore 1,880 dwellings or 145 per year, this requirement will increase year on year with any annual shortfall becoming cumulative. Each local authority has a legal obligation to meet its own housing requirement up to 2026.
4. Housing on sites in the Dorking Town Centre Action Plan has identified 160 dwellings. No other brownfield sites have been identified nor have any windfall sites come forward. In summary, sites need to be found in MV for 1700 dwellings.
5. The Green Belt Review is National with some authorities already having identified GB Sites to meet their housing need.
6. It is anticipated that sites for 500 dwellings will be found in urban locations (windfalls) on pre- Developed land. Provision on GB sites will therefore need to be 1000-1200 dwellings
7. Ockley Parish will only make a minimal contribution as the majority of the parish is outside the Green Belt (maybe 50 dwellings)
8. Based upon a density of 30 dwellings per hectare or 12 dwellings per acre, 50 hectares of Green Belt land will need to be found within Mole Valley. The percentage loss of Green Belt land in Mole Valley if the above 50 hectares (123acres) were implemented would be 0.2%
9. Although it is important not to adopt a NIMBY approach that does not mean we have to identify sites in Capel Parish.
10. PC needs to consider reasons why, IN PLANNING TERMS which sites have or have not been identified.
11. PC could evaluate other more urban and sustainable locations to justify its recommendations.

12. In considering Green Belt issues we need to have regard to the 5 Green Belt purposes:

- (i) To check unrestricted sprawl of built up areas (this could include village urban areas)
- (ii) To safeguard countryside from encroachment
- (iii) To preserve setting and character (including conservation areas)
- (iv) To prevent merging
- (v) To assist urban re-generation i.e. use of brownfield sites

13. The National Planning Policy Framework says: (i) the aims of the GB remain (as above) (ii) the GB should be considered when the Local Plan is being reviewed (that is what is happening now) (iii) development must be sustainable (iv) exclude land which it is not necessary that it remains open (part of our evaluation) (v) to safeguard space and recreation land (vi) to ensure any revisions to the GB are permanent (vii) to define physical features (this will import on reasons for protection of GB)

14. Of importance for Capel and Beare Green: To prevent loss of GB land for development in the villages regard must be given to: sustainability; facilities; character; conservation; highways i.e. parking in The Street.

15. Inappropriate development in the GB should not be approved except in EXCEPTIONAL circumstances: here it is crucial that all other options in MV would have been exhausted

16. SUBSTANTIAL weight should be given to harm caused by any GB loss

17. Exceptions where pp may be granted in the GB: agriculture/forestry; extension or alteration to building not disproportionate to original; replacement of building not materially larger than original limited infilling in village and limited affordable housing for local community needs; limited or partial infilling pdl (ex temporary buildings) and redundant to use.

18. Beare Green considerations: the PC has already supported the re-development of Godwins (a GB site) the MV figures do not include this site. The PC may wish to consider the limited contribution land north of Godwins would make

19. Capel considerations: land south of Vicarage Lane and East of The Street is protected (Nature Reserve); land north of Vicarage Lane and east of The Street is protected by playing field; land west of the village (north of Coles Lane) Cemetery and village setting-open countryside; nature of road i.e. narrow, parking etc., there would be drainage problems, intrusion into the countryside and impact upon the Conservation Area. There would be strong resilience to anything on the western side of Capel.

20. PC may wish to consider other MV locations but care would need to be taken not to be seen as avoiding any proposals for MV.

Nothing has changed between 2010 (the PC response to the MVDC Land Allocations DPD consultation) and now apart from the Godwins and Laundry Way developments.

It was suggested from the audience that infilling in Capel could provide a useful contribution towards housing development.

In Ashstead, Fetcham and Dorking there are a number of sites capable of redevelopment. In Brockham there is very limited room for development; in Charlwood there are a number of sites which could provide a meaningful contribution to housing with easy access to key employment areas (depending on the expansion of the airport).

Ockley has very little land within the Green Belt (mainly being Countryside Beyond the Green Belt).

There is however a genuine need for land for housing. (see item 036A)

032. APOLOGIES FOR ABSENCE: Mr Salter, Mr Roche. Cllr Homewood and Cllr Osborne-Patterson also offered apologies

033. ALSO IN ATTENDANCE: 5 members of the public.

DECLARATION OF INTEREST: Mr McLachlan declared a personal interest in any discussion regarding Europa Oil.

034. THE MINUTES: Minutes of the meeting on February 18th 2013 were signed as a correct record.

035. MATTERS ARISING: None

035a POLICE MATTERS: The Police were not in attendance.

PUBLIC QUESTIONS: None

035b MINUTES OF PLANNING COMMITTEE: 4th March 2013 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 04.03.13 and at this meeting.

Application Ref: MO/2013/0081/PLA

Date: 12-Feb-2013

[Link](#)

Case Officer: Miss Helen Lowe

Ward: Beare Green

PSH/Area: Capel

Applicant: Mr D Litten

Location: Crackerbarrel Farm, Horsham Road, Beare Green, Dorking, Surrey, RH5 4PQ

Proposal: Amendment to approved permission MO/2011/0037 to allow change to orientation and footprint of proposed dwelling.

Response:

No objection

Application Ref: MO/2013/0156/PLA **Date:** 04-Feb-2013

[Link](#)

Case Officer: Miss Jenny Rushton

Ward: Beare Green **PSH/Area:** Capel

Applicant: Mole Valley Housing Association

Location: 32-84 Highland Road, Beare Green, Dorking, Surrey, RH5 4RT

Proposal: Removal of Condition No. 4 of planning permission MO/78/0142 to

Response: allow the occupation of the dwellings by persons of all ages.

No objection

Application Ref: MO/2013/0155/PLA **Date:** 04-Feb-2013

[Link](#)

Case Officer: Miss Jenny Rushton

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

Applicant: Mole Valley Housing Association

Location: Flats 1,2,3,5 and 6, Hatchlands, Bennetts Wood, Capel, Dorking, Surrey, RH5 5EG

Proposal: Removal of condition 4 of planning permission MO/1976/0625 to

Response: allow the occupation of the dwellings by persons of all ages.

No objection

Application Ref: MO/2013/0175/DET **Date:** 04-Mar-2013

[Link](#)

Case Officer: Mrs H Clarke

Ward: Holmwoods, Within 20m of Leith Hill Ward **PSH/Area:** Holmwood, Within 20m of Capel Parish

Applicant: BT PLC

Location: North of White Cottage, Abinger Road, Coldharbour, Dorking, Surrey,

RH5 6HB

Proposal: Prior approval for the installation of 1 No. DSLAM telecommunications cabinet. (PCP009).

Response: No objection. (NB The description of the location as 'opposite White Cottage' is misleading).

Application Ref: MO/2013/0276/PCL **Date:** 25-Feb-2013

[Link](#)

Case Officer: Mrs H Clarke

Ward: Leith Hill

PSH/Area: Capel

Applicant: Ms H Potter

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

Proposal: Certificate of lawfulness for the proposed development in respect of the erection of a single storey rear extension.

Response:
No objection.

Application Ref: MO/2013/0326/PLAMAJ **Date:** 06-Mar-2013

[Link](#)

Case Officer: Donncha Murphy

Ward: Beare Green

PSH/Area: Capel

Applicant: Mr C Viret

Location: Godwins Nursery, Horsham Road, Beare Green, Surrey, RH5 4RA

Proposal: Erection of 24 No. dwellings with associated parking and landscaping following demolition of all garden nursery buildings with retention of 'Little Breakspeare'

Response:
Attached letter of support sent.(filed with planning applicaion responses)

Application Ref: MO/2013/0162/PLA **Date:** 28-Feb-2013

[Link](#)

Case Officer: Donncha Murphy

Ward: Leith Hill

PSH/Area: Capel

Applicant: Mr & Mrs T Nelson

Location: The Livery, Crockers Farm, Abinger Road, Coldharbour, Dorking, Surrey, RH5 6HE

Proposal: Erection of storage barn, provision of renewable energy and associated works.

Response: The Parish Council supports this application – no objection

035d GODWINS SITE –Covered as above. Mr Godwin and Crest had now signed contracts.

035e EUROPA OIL: A recent Press Release stated that 'Europa, having had its planning application for the drilling operation at Bury Hill Wood rejected by Surrey County Council in May 2011 and then its appeal against this decision also rejected by a planning inspector in July 2012, is now seeking to quash the planning inspector's decision in the High Court. Within its challenge, Europa cited the Secretary of State for Communities and Local Government and Surrey County Council as co-defendants. LHAG applied for defendant status to ensure that a robust campaign against Europa's planning application continues. Surrey County Council has confirmed that it will not be defending the decision made by its Planning and Regulatory Committee members to refuse planning permission at the site that is located adjacent to Coldharbour Lane'.

The message concludes :-'Europa's High Court challenge is on the interpretation of planning law made by the planning inspector rather than the merits of its planning application. We have re-engaged our specialist planning barrister who represented LHAG at the public inquiry and we are now working closely with him in preparation for the hearing for which a date has yet to be set.'

036A. PARISH COUNCIL RESPONSE TO GREEN BELT BOUNDARY REVIEW

It was concluded that drawing up a Neighbourhood Plan would be the crucial way forward to making sure the Parish can manage its own destiny. A Neighbourhood Plan would be promoted by the PC but instigated by and contributed to across a broad section of the community, residents and businesses alike.

Capel needs to mirror Ockley in setting up its Plan. It was noted that figures for the Godwins development had not been included in the consultation and that the 24 dwellings planned would not realise the full potential of the site in terms of housing numbers.

The Parish would decide which areas to include in the Plan. It was suggested a flyer be sent round to all residents to get people interested and raise awareness of being able to have their say. Response by 28th March

036B. FINANCE: REVIEW OF FINANCIAL RISK ASSESSMENT

- 1) A Financial Risk Assessment was carried out on 11.03.'13 by the Chairman of the Finance Committee and the Clerk.
- 2) All relevant aspects of financial risk as listed by the BDO (CPC external auditors) were considered and rated as to High/Medium/ Low Risk. Aspects considered are incorporated into the Council's financial management, in addition to a review of the effectiveness of the Council's system of internal control prior to approval of the annual return in May.
- 3) The Clerk will take the earliest opportunity to discuss with SSALC the pros and cons of investing the capital sum received from the Godwins development with the Public Sector Deposit Fund or the NS&I and will report back to the Finance Committee on May 8th 2013.

036C. HIGHWAYS MATTERS

1. Highways have now installed the yellow Bus Stop cage in Old Horsham Road as well as the white lines requested at the junction of Hawkesmoore Drive and Old Horsham Road.

2. Project Horizon: This is a £100m investment programme by Surrey County Council to deliver significant improvement in Surrey's road network over a five year period from 2013 to 2018. The programme will invest a minimum of £10m in Mole Valley's road network and enable over 55km (10.3%) of the Mole Valley network to be replaced. For Capel Parish: (i) Year one (2013/14) Antsier Lane to junction with Coldharbour Lane – resurfacing. (ii) Year 1(2013/14) Coles Lane – Wearer St to Ockley Court road bridge – resurfacing. (iii) Year 2 (2014 /15) Newdigate Rd and Trig St- from A24 junction to Newdigate – resurfacing.

At some stage during years 1 to 3 of the programme Rusper Road from its junction with the A24 to the Sussex border will be resurfaced as will Vicarage Lane. Works sorting the flood problems between Charlotte Broadwood flats and the Old Vicarage, and opposite The Old Police House in Vicarage Lane will have to be undertaken prior to any resurfacing works.

3. Update on DRHH meeting – The recent meeting to discuss the Surrey Offer 2012 where six Councils in the Dorking Rural area have submitted estimates as part of a trial exercise for funding small projects in 2013, local elections in May, with the possibility of a change in strategy, means that money for projects is not likely to be released until later in the summer.

4. Dorking Hills Highways Forum had also met. The availability of grants through the Community Pride

6D. WARD MATTERS

Beare Green: Project Overall: A Letter had been received from the Project Overall Committee requesting a meeting with the PC in early May. The Clerk to respond offering the meeting of the full Council on May 20th as a suitable date.

Capel: (i) Residents had requested that the sides of the bus shelters in Laundry Way and opposite Capel Surgery be replaced with reinforced plastic to protect those using the shelters from the weather.

(ii) There had been a major drain/sewer blockage at the end of Laundry Way causing substantial flooding to the forecourt, garage, garden and ponds at Dairy House Farm. This appeared to be due to non-biodegradable paper being disposed of in the drain. It took 3hrs to open the manhole cover to gain access to the blockage. The Clerk to write to Thames Water requesting an explanation as to why manhole covers are not routinely checked for corrosion to avoid losing valuable time where there is a possibility of flooding.

Coldharbour: (i) Dorking Hills Highways Forum had taken place. May Gurney have agreed that the standard of pothole filling was not good enough. The Clerk to write to the Chair of the Mole Valley Local Committee to request better coordination between Mole

Valley/ Highways and Parishes concerning street sweeping with particular regard to sweeping up leaves on a regular basis before they cause drainage problems.

(ii) PC Simon Cox had said there are no illegal activities, public nuisance or public safety issues on the byway. The Clerk to seek further advice.

6E PARISH MAINTENANCE

Markham Park Copse : Garden and some household rubbish is being dumped in Markham Park copse with the result that a letter has been delivered to residents of Bakers Way with gardens bordering the copse, requesting that rubbish be taken to the tip or placed in the appropriate MVDC rubbish bins. Although the PC maintains the trees and larger shrubs in the copse, working parties (organised by one of the residents) are called to clear litter and to keep it generally tidy. There has already been a response offering help with a working party to clear the current rubbish. Thanks were extended to Janet Stenson.

037. CORRESPONDENCE

Dates

Wednesday 17th April – BGCA AGM

Thursday 18th April meeting of Local Parish Forum 7.30pm Brockham Pavilion Yvonne Rees and Andy Bircher to speak.- **Update on Section 106 money.**

Tuesday 21st May – Surrey Local Council’s Forum, Dorking Halls, 9.30 – 15.00 Close. Complete booking form to attend.

Tuesday 15th October – Surrey ALC’s AGM East Horsley Village Hall. 9.30 to 13.30 Close

Tuesday 3rd December – Surrey Local Council’s Update. Centenary Hall, Smallfield, 9.30 to 13.00 Close

1.SSALC March newsletter- available on SSALC website – hard copies from the Clerk

2. MVDC consulting on Community Infrastructure Preliminary Draft Charging Schedule – Friday 8th March to Friday 26th April 2013. (for discussion at full Council meeting April 15th)

3. Congestion Programme March 2013 – Consultation Draft. Closing date for responses 29th May www.surreycc.gov.uk/congestionprogramme complete survey online or submit comments to Congestion Programme, Room 420, County Hall, Kingston-upon-Thames KT1 2DW. (Mrs Pearson to respond on southern A24 section)

4. For information: Proposed conversion of certain of existing ‘advisory’ yellow school keep Clear zig zag markings to mandatory markings within the district of Mole Valley.

5. Notification of Prudential Ridelondon Surrey 2 day festival of cycling 3rd & 4th August – more at enquiries@ridelondon.co.uk

6. Mrs Schryver had resigned from the SCAPTC Management Committee

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

039. PAYMENTS AND RECEIPTS FOR MARCH 2013

(Payments were made on March 18th except where otherwise stated)

PAYMENTS

Payable to:	£	VAT
Mrs JM Coke (Clerk’s salary Min.046G’09 +ess.	853.63	

car + mileage)		
HM Revenue & Customs (NI + Payee mnth 12)	101.60	
SCAPTC – Surrey Local Council Forum x 2	48.00	
Bill Kear Plant Ltd (ditching Rusper Rd)	3,216.00	643.20
J Coke-stamps ; tel hand set; punch pockets	101.50	9.57
Sutton & East Surrey Water – B Ground	53.44	
Viking - paper +3 x Toner	224.45	44.89
EDF – Bowls pavilion pd 3.03.'13	21.74	
BT D/D 21.03.'13	86.63	17.32
Total	4,706.99	714.98
	5,421.97	

RECEIPTS		
Dennis Wiseman – Ashes interment	295.00	
Total	295.00	

Statement Balances (unreconciled) at March 18th 2013

Current Account	15,427.74
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Payments and Receipts were adopted as an accurate record

040. DATE OF NEXT MEETING: The next meeting of the full Council is on Monday 15th April 2013. The Planning Committee meets on Monday April 8th 2013 at 7.30pm in the Committee Room at Capel Village Hall