

CAPEL PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON MONDAY 1 JULY 2019 AT CAPEL PARISH HALL

- 1 **IN ATTENDANCE:** Mr Garber, Mr Ball, Mrs Schryver, Mrs Dale, Mrs Ryan, Mr Ashwood and the Clerk. Mr Tim Thurgood, Ms Danielle Dickinson and Mr and Mrs P Mott.
- 2 **APOLOGIES FOR ABSENCE:** Mr Salter, Mr Cox, Mr McLachlan.
- 3 **DECLARATIONS OF INTEREST:** Mrs Schryver (5iii). Mrs Ryan (5ii).
4. **PUBLIC QUESTIONS:** Mr Thurgood and Ms Dickson were both in attendance to give the Councillors information regarding Planning Application MO/2019/0917; 0959 and 0960. Mr Thurgood said these three planning applications would provide three domestic outbuildings, a swimming pool and an extension to the existing house. Ms Thurgood explained that the extension would provide more organised living accommodation for her daughter who has special needs. The proposed development would also greatly improve the existing accommodation.
Mr and Mrs Mott were in attendance to provide the Councillors with further information regarding Planning Application MO/2019/0962, which was to provide a two-car garage and storage area to the rear. Mr Mott said that due to the previous application being refused (MO/2019/0645) the submitted plans had been modified. The overall size of the garage had been modified and repositioned away from the boundary with neighbouring properties. Mr Mott confirmed he had spoken to immediate neighbours who had not raised any objections to the proposed development. As regards the possibility of a future change of use to residential accommodation, Mr Mott stressed that there was a covenant on the land prohibiting this.
5. **CONSIDERATION OF PLANNING APPLICATIONS:**
 - **MO/2019/0917; 0959 and 0960 – CPC/019/037; 38 and 39: Oakdene, Henfold Lane, Beare Green.** These applications are for to provide three domestic outbuildings, a swimming pool and an extension to the existing house. Mr Garber said that all three applications needed to be considered in context as the site is in the Green Belt and policy considerations needed to be considered. The Councillors considered the very special circumstances highlighted for the improvements and extension. All agreed that there would be no adverse impact on neighbouring properties and as materials specified were sympathetic to the existing building, the Councillors agreed that planning permission for this application should be granted.
 - **MO/2019/0962 – CPC/019/039: Merebank House, Merebank, Beare Green.** This is an application for the erection of detached garage. Mr Garber mentioned that this was the second application in relation to the site as the previous application had been refused by Mole Valley. Mr Garber mentioned that again the application is only for a garage, but the plans show a substantial storeroom. There were concerns that the overall size of the development could potentially mean over development. The Committee members said that they still had concerns regarding the size but would prefer to visit the site the next day and then make a recommendation.
Councillors Mr Ball, Mrs Schryver and Mrs Dale visited the site on Tuesday 02 July 2019 and unanimously agreed that the proposed development would be too large for the site, causing over development. The Parish Council therefore recommended that this application be refused.
 - **MO/2019/0996 – CPC/019/040: Charlotte Broadwood Flats, Vicarage Lane, Capel.** This is an application to reduce the height of an Oak Tree. A recommendation from a Tree Surgeon was circulated and this suggested reducing the overall height but to retain the tree. It was agreed this work would not have an adverse impact upon the Conservation Area. The Councillors agreed that this application should be granted.
6. **Ruby's Café, Hoyle Hill, Beare Green.** It has been confirmed by Mole Valley District Council that no planning application had been registered. It was therefore agreed that the Clerk would write to the proprietor and ask for the name and contact details of the appointed planning consultant.

7. Mole Valley Local Plan Review. Mr Garber informed the Committee that as result of receipts collected under the Community Infrastructure Levy (CIL) over the preceding 6 months the Parish was now entitled receive 25% of the levy. This, plus being vigilant with easements, the Parish Council had been able to put over £25,000.00 into the reserve account.

Mr Garber suggested a whole day be offered to organisations who had submitted a proposal for the preferred sites due to be released by Mole Valley in October. It was agreed that 09 October 2019 be set aside, and each organisation would be offered a 45 minutes slot to share their proposals with Councillors. This meeting would not be open to the public. The Clerk will write to all organisations who are preparing to submit proposals, asking if they would come and address the Councillors. Once the numbers had been established, an agenda will be forwarded.

8. Future Policy regarding Responses to Planning Applications. Mr Garber informed the Committee that he had written to Councillor Margaret Cooksey, outlining concerns regarding planning applications that were considered by Mole Valley prior to the Parish Council having considered the application. Mr Garber and Mr Ball will set up a meeting with Councillor Cooksey to discuss these matters. It was agreed that all applications, apart from applications for tree works, would need to be discussed at meetings. Tree works could be discussed, considered and agreed via email.

DATE OF NEXT MEETINGS:

Full Parish Council Committee: Monday 15 July 2019 7:.30pm at John Venus Hall, Coldharbour.

Planning Committee: Monday 5 August 2019 at 7:30pm

Finance Meeting: Monday 9 September 2019 at 7:30pm

All meetings will be in Capel Parish Hall unless otherwise stated.