

CAPEL PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON MONDAY 6 MAY 2019 AT CAPEL PARISH HALL

- 1 **IN ATTENDANCE:** Mr Garber, Mr Ball, Mrs Schryver, Mrs Dale and the Clerk.
- 2 **APOLOGIES FOR ABSENCE:** Mr Salter, Mr Cox, Mr McLachlan, Mrs Ryan and District Councillor Huggins
- 3 **DECLARATIONS OF INTEREST:** None.
4. **PUBLIC QUESTIONS:** None.
5. **CONSIDERATION OF PLANNING APPLICATIONS:**
 - **MO/2019/0445 – CPC/019/028: Lyne Farm Cottage, Capel.** This is an application for the erection of a detached dwelling. While the intention is for an agricultural worker dwelling, the application forms relate solely to “a detached dwelling”. Mr Garber contacted the applicant’s consultant and a corrected application form was sent to both Mole Valley and the Parish Council. In isolation a non-agricultural dwelling would not be policy compliant having regard to the NPPF the Mole Valley Local Plan and the Capel NDP. The policy consideration regarding use can be controlled through a Section 106 Planning Agreement. Other policy requirements are:
 - ENV4 Landscape Character (also CS13)
 - ENV23 Respect for the setting
 - ENV43 Relationship to Listed Building
 - RUD14 New Agricultural Building
 - CS12 Sustainable rural economy
 - CS19 Sustainable Construction
 - Capel NDP:
 - CA-ESDQ2 Sustainable Drainage
 - CA-ESDQ3 Design of New DevelopmentMention was made of the Mole Valley policy on electric charge points for every new dwelling. Mr Garber suggested that if the Parish Council agreed, the policy should be implemented to all new builds. All Councillors agreed that a letter should be forwarded to Jack Straw at Mole Valley, suggesting this policy be included in the Mole Valley Local Plan review. The Planning Committee agreed that subject to Section 106 regarding agricultural worker occupancy, sustainable drainage, Policy CA-ESDQ3 and the new policy for the provision of electric charging points planning permission for this application should be granted.
 - **MO/2019/0645 – CPC/019/031: Merebank House, Merebank, Beare Green.** This is an application for the erection of detached garage. The application is only for a garage, but the plans show a substantial utility room. The Committee considered the size would give potential for change of use. There were concerns that the inaccurate description could lead to an application for a dwelling, which would potentially mean over development. The Committee therefore recommended that this application be refused. However, should this application be approved the Parish Council would ask that a restriction be introduced to prevent any use other than the parking of vehicles, to prohibit future change of use.
 - **SCC Ref 2019/0057/MO/2019/0711 – CPC/019/30: South Holmwood Brickworks, Newdigate Road, Beare Green.** This is an application for the erection of a temporary two-storey showcase structure for a period of 24 months. The Committee discussed the application and as no objections had been received from neighbouring properties, the Parish Council recommended that this application be approved.
6. **MO/2019/1255 – Taylor’s Farm (Barn Field), Rusper Road, Capel. Appeal reference APP/C3620/W/19/3223216.** This is an appeal against the decision of Mole Valley District Council to refuse to grant planning permission. Mr Garber told the Committee that he had asked for more information, but nothing further had been received. A draft response to PINS was circulated to the Councillors and it was agreed that this response should be forwarded to the Planning Inspectorate.

7. RUBY'S CAFÉ, HORSHAM ROAD, BEARE GREEN.

Mr Garber confirmed that further contact had been made with Mole Valley. Any planning application for this property is still to be registered. The proprietors of Ruby's Café have been asked to let the Parish Council have a copy of the application before it is submitted to Mole Valley.

8. AUCLAYE BRICKWORKS, HORSHAM ROAD, CAPEL.

A re-consultation of a current application has been submitted and a draft response to Surrey County Council regarding the application was circulated to the Councillors. The Committee agreed with the content of the letter. It was agreed that nothing in the re-consultation has been changed. There is still no provision for the safe movement of traffic and no safe access. The Parish Council agreed that this application is still unacceptable.

9. FUTURE MOVE VALLEY

Mr Garber confirmed that he had written to all of the promoters of sites informing them of the proposed exhibition between the 10 and 17 July at Capel and Beare Green. Mr Garber confirmed that he had recently met with Guy Davies of Mole Valley along with Councillors Mrs Huggins, Mrs Watson and Mrs Osborne-Patterson. Mr Davies had drafted a response for Mrs Osborne-Patterson to send to residents. The Committee said they were anxious to see what would happen to the timetable because of the change of District Councillors as a result of the recent elections.

DATE OF NEXT MEETINGS:

Annual Council Committee: Monday 20 May 2019 7:.30pm.

Planning Committee: Monday 3 June 2019 at 7:30pm

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

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