

CAPEL PARISH COUNCIL

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

- 1 **IN ATTENDANCE:** Mr Garber, Mr Ball, Mrs Schryver, Mrs Dale, Mr Margetts, Mr McLachlan, Mrs Ryan and the Clerk.
District Councillor Watson, Mr Broad and Mr Simons.
- 2 **APOLOGIES FOR ABSENCE:** Mr Salter and Mr Cox, District Councillors Huggins and Osborne-Patterson.
- 3 **DECLARATIONS OF INTEREST:** None.
4. **PUBLIC QUESTIONS:** Mr Broad addressed the Committee regarding Planning Application MO/2019/0382.
Mr Broad is the owner the property adjoining 186 The Street and has concerns regarding the proposed application for six dwellings and associated parking. The building has been empty for the past three years and this proposal appears to be a big development for a small site. He is concerned as the developers has chosen not to engage with residents and the Parish Council has granted an easement which has taken away parking spaces. He questioned whether the village needed this type of development and whether there was a demand for smaller housing. The new properties would be close to the boundary line with 184 which is where the bins and bin stores will be located, causing noise and nuisance. Mr Broad also commented that the site lines from Markham Park would be hindered and his own property would be overlooked.
5. **CONSIDERATION OF PLANNING APPLICATIONS:**
 - **MO/2019/0231 – CPC/019/019: The Knowle, Henfold Lane, Beare Green.** This is an application for a replacement porch and new roof to a utility room. This application was deferred from the March planning meeting when it was recognised that there was a need to consolidate the two plans and amend the proposal. This has now been done and the Parish Council agreed that this application should be approved.
 - **MO/2019/0302 – CPC/019/020: Kitlands East Lodge, Anstie Lane, Coldharbour.** This is an application for the erection of two storey rear in-fill extension, single storey garage outbuilding, landscaping works, new driveway and vehicular access to highway following partial demolition of existing dwelling and demolition of several existing outbuildings. This planning application was deferred from the March planning meeting. The agent had been contacted as the Parish Council had concerns regarding the detail of the canopy over the front entrance. The agent confirmed that the owners have no wish to alter the design, and the Committee agreed that this was not significant enough to refuse the application. The Parish Council therefore agreed that this planning application should be approved.
 - **MO/2019/0382 – CPC/019/021: 186 The Street, Capel RH5 5EN.** This is an application for the erection of a two-storey building to provide 6 No. dwellings comprising two flats and four houses, with associated parking (8 spaces) and landscaping, and formation of a new access from Markham Road, following removal of existing buildings and change of use class from commercial to residential. Mr Garber said that he was aware that the owner of the site had demonstrated that they had sought to market the site. The premises has been empty for the past three years and that has meant a loss of employment for up to 10 employees. Mr Garber said that he was prepared to write to the Agent asking for a meeting to discuss alternative options. Parking was a huge problem as was the location of the bin stores. The frontage of the development was also discussed and the wish to continue with the hedgerow and keep the front of the development in character with The Street. Mr Garber asked each Councillor for their views. Mr Margetts said that the empty site was an area for anti-social behaviour at present. A smaller development might be supported. Mrs Dale said she agreed that the area needs developing but this application proposed too many dwellings. Mrs Schryver said she agrees the location of the waste bins would be a problem and she would prefer to see a reduction in the number of dwellings and perhaps housing the waste bins undercover might be an option. Mr Ball said he was totally against the development. This is no adequate parking and there would be a loss

of employment. He believed the current property could have been let if the rent was appropriate. Mrs Ryan agreed that the application appeared over developed. Mr McLachlan said that he believed a satisfactory solution would be to reduce the number of properties and have the waste undercover. There was also the problem of insufficient and no designated parking. Mr Garber said that there were specific policy issues protecting employment land. It was agreed that the Parish Council should refer this back to the Agent, indicating the concerns and encouraging the developer to find a solution. Mole Valley will be informed of the Parish Councils decision. However, the Councillors all agreed that they would prefer to see the site developed rather than left vacant.

- **MO/2019/0360 – CPC/019/022: 167 The Street, Capel RH5 5EL.** This is an application for the insertion of 1 No. dormer window to rear roof elevation and 2 No. roof lights to front roof elevation and a blind dormer to side of rear projection. Mr Garber told the Committee that one objection had already been registered. The property is in the conservation area and the proposed dormer is not an appropriate design and does not enhance the property. Examples of acceptable dormers are included in the NDP. The Parish Council considered the application and agreed that this does not have regard to NDP policies or Mole Valley Local Plan policies. It was therefore recommended that this application be refused.
- **MO/2019/0348 – CPC/019/023: Henfold Piggeries, Henfold Lane, Beare Green RH5 4RW.** This is prior notification for conversion of two barns into 3 No. dwellings. Mr Garber confirmed that there have been four application for this proposal. The principle has been established through earlier applications and the modification proposed in the current application were discussed. The Parish Council recommended that this application should be approved.
- **MO/2019/0369 – CPC/019/024: Riverdale Paddocks, Rusper Road, Capel.** This is an application for the change of use of land to provide 2 No. additional pitches with associated hard standing, utility blocks, package treatment plant and fencing. The Councillors agreed that the existing site was well managed. The Parish Council considered the application and that the addition of two additional pitches leaves a residual area for further development. If this application should be supported, there must not be any further applications for more pitches to extend onto this area. Any further development would not have Parish Council support. Taking this stipulation into consideration, the Parish Council recommends that this application be approved.
- **MO/2019/0377 – CPC/019/025: Hunting Lodge, 7 Broome Hall, Broomehall Road, Coldharbour.** This is a retrospective application for change of use of outbuilding called The Shack in order to create 1 No. separate dwelling. The Committee heard that this was an isolated building, and this was an enforcement issue. It is a conversion of an existing building but does not meet MVLP policy RUD 19 conditions. It was agreed that Councillor McLachlan would inspect the building and the Parish Council would then be able to make an informed decision.
- **MO/2019/0367 – CPC/2019/026: 28 Carterdale Cottages, Capel.** This is an application for the creation of a driveway. The Parish Council have been kept informed of this proposal and an easement has been agreed. The Parish Council recommends that this application be approved.
- **MO/2019/0446 – COC/019/027: 55 Bennetts Wood, Capel.** This is an application for a certificate of lawfulness for a proposed development in respect of the erection of a front porch and rear dormer window with 2 No. roof lights to front elevation to facilitate loft conversion. The Committee were advised that no design details had been submitted. There was concerned with the visual aspect at the rear of the property. There could be an adverse impact on the rear gardens of Bennetts Wood. The proposed development does not retain the style or character of the dwellings. This application conflicts with the NDP and MVLP policies ENV 31 and 32 and therefore the Parish Council recommends that this application be refused.

6 FUTURE MOLE VALLEY – MODEST EXPANSION OF LOCAL VILLAGES.

Mr Garber informed the Councillors that timetable for the proposed sites had not changed. Mr Garber said that a public meeting has been arranged for 17 July in Capel Memorial Hall when all proposed sites will be discussed.

7. MOLE VALLEY LOCAL PLAN REVIEW.

Mr Garber said that he would like to invite site promoters to exhibit their proposals in the Parish Hall. This would be a drop-in session for residents to view the sites and proposals. No promoters would be in attendance. It was agreed that this should be published on the website and Mr Garber would send Mr McLachlan the necessary information. It was also agreed that a similar exhibition should be put on in the small hall at Beare Green Village Hall. These exhibitions would run for one week before the public meeting.

DATE OF NEXT MEETINGS:

Full Council Committee: Monday 15 April 2019 7.30pm.

Planning Committee: Monday 6 May 2019 at 7.30pm (Bank holiday)

Finance Meeting: Monday 15 April 2019 immediately after the Full Council meeting

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