

CAPEL PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON MONDAY 4 MARCH 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.
- 2 **APOLOGIES FOR ABSENCE:** Mr Salter and Mr Cox, District Councillors Huggins and Osborne-Patterson.
- 3 **DECLARATIONS OF INTEREST:** None.
4. **PUBLIC QUESTIONS:** None.

Mr Garber addressed the meeting, proposing a more efficient way of dealing with future planning applications. As the Parish Council will now only discuss applications at the monthly Planning meetings, Mr Garber is proposing contacting either the applicant or their agent for each planning application submitted, informing them when their plans will be discussed and offering them the opportunity to come along and address the meeting. This will also be an chance to obtain further information that might be necessary to discuss the application completely. The Councillors were in full agreement with this proposal.

5. **CONSIDERATION OF PLANNING APPLICATIONS:**

- **MO/2019/0093 – CPC/019/012: Lower Mortimer House, Ockley Road, Beare Green.** This is an application for the division of 1 no. dwelling to 2 no. flats. The Councillors discussed the internal layout of the proposed flats and agreed that although the layout offered for lower ground floor flat appears cramped, the division does work. The Parish Council therefore recommended that this application should be approved.
- **MO/2019/0101 – CPC/019/013: Westminster Cottage, 17 The Street, Capel.** This is an application for the erection of 13 no. solar panels on the rear roof elevation. It was agreed that the panels will have no impact on the adjacent dwellings, have any impact on The Street or on the surrounding countryside. The Parish Council therefore recommended that this application should be approved.
- **MO/2019/0021 – CPC/019/014: Broome Hall House, Boomehall Road, Coldharbour.** This is an application for the erection of an Orangery following the demolition of an existing conservatory, erection of a new porch and creation of 3 no. new rear doors to replace existing door and windows. The Councillors all agreed that these improvements will enhance the dwelling. The Parish Council therefore recommended that this application be approved.
- **MO/2018/0025 – CPC/019/015: Grene Trest, Horsham Road, Beare Green.** This is an application for outline planning permission with all matters reserved for 2 no. bungalows with a combined floor area equal to or less than 280m² following demolition of existing bungalows with extant permission of 8m deep single-storey rear extension permitted under MO/2018/1509. Mr Garber said that he was disappointed that the request for clarification on this application has not been provided. The outline plans submitted just deal with the principle of the proposed development and more information is needed to demonstrate how this can be achieved. Information must also be provided to show the footprint of the bungalows, parking and amenities. The Councillors agreed that whilst they support this type of development, they are unable to support this application until further information is received. The Clerk will inform Mole Valley of the Parish Council's decision.
- **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. The Councillors were informed that planning permission was granted to extend the property in 2018, a permission which has not been implemented. The present proposal must be set against the above and in planning terms it is not possible to obtain planning permission for the new proposal. An application must be submitted for the whole development. It was agreed that Mr Garber will speak to the agent and then write to Mole Valley outlining that whilst the Parish Council is happy to accept the proposal it is recognised that there is a need to consolidate the two plans and amend the proposal.

- **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. Mr Garber said that he had received the Design and Access statement and the architect had also addressed the NDP policy issues. The Councillors discussed the application and agreed that the proposed design of the porch was not in keeping with the property. As there was enough time to discuss the concern with the architect before the end of publicity date given by Mole Valley, Mr Garber will make contact and discuss the concern. A decision will be deferred until the next full Parish Council meeting on 18 March
- **MO/2019/0250 - CPC/019/021: Hill House Cottage, Misbrooks Green Road, Capel.** This is a retrospective application to paint the ground floor exterior brickwork. The Parish Council were unable to see the need for this application and agreed there was nothing to discuss and recommended the application be approved.

6. **RUBY'S CAFÉ, THE HOYLE, HORSHAM ROAD, BEARE GREEN.**

Mr Garber had circulated a report that he had been put together, detailing information and timelines around this small business. He said that issues had been identified and needed to be addressed. One was that nothing on the site had planning permission. Access to and from the site was a big issue and it would be necessary to have a highways report conducted. There were also concerns regarding the location of the café and car parking arrangements. Mole Valley had suggested that the priority was to have the site sorted and then deal with the planning issues. It was again agreed that there is general support for the café, being a small local business, but without a registered planning application the Parish Council is unable to make any formal comment. Mr Margetts asked if the minutes of the last meeting reflected this support and if so, could the minutes be forwarded to Mole Valley's Enforcement Officer. Mr Garber said it must be clear that having regard to the NDP Employment Policy the use of the cafe would be policy compliant but in development control terms the Parish Council would have to consider an application on its merits ensuring all technical issues, including access are addressed.

On the basis of meeting all of the development requirements and being in accordance with policy, it is likely the Parish Council would recommend to Mole Valley that planning permission is granted.

The proprietor was unable to attend the meeting but had sent the Parish Council an email detailing the progress that were being taken to rectify matters on the site. The Mole Valley Enforcement Officer was being kept informed of the improvements. Copies of this email were circulated to the Councillors.

7. **AUCLAYE BRICKWORKS**

Mr Garber had circulated a report regarding the current position with the Auclaye Brickworks ROMP application. He said that matters were more complex and far from being resolved. Surrey County Council will continue to keep the Parish Council up-to-date with information.

8. **MOLE VALLEY LOCAL PLAN**

Mr Garber informed the Councillors that there was no change on the timescale for the proposed consultation. However, the housing target for Mole Valley has increased from 5% to 20%. Therefore, to provide these additional dwellings, it will be necessary to include more sites. If sites are not made available, all the sites that have been proposed will be looked at. Brown Field sites will be looked at first, but this will affect the Green Belt. These additional dwellings could increase the prospect of housing on the site north of the village and there could be implications for the Box Hill caravan site.

9. **ADDITIONAL MATTERS**

Mr Garber said that a planning application has been submitted for six dwellings to be built at Concept House, The Street, at the entrance to Markham Park. All Councillor have copies of the plans.

DATE OF NEXT MEETINGS:

Annual Parish Meeting: 11 March 2019 at 7.30 in Beare Green Community Hall

Full Council Committee: Monday 18 March 2019 7.30pm.

Planning Committee: Monday 1 April 2019 at 7.30pm

Finance Meeting: Monday 13 May 2019 at 7.30pm

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