

CAPEL PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON MONDAY 7 JANUARY 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 Mrs Michelle Watson.
- 2 **APOLOGIES FOR ABSENCE:** Mr Salter and Mr Cox.
- 3 **DECLARATIONS OF INTEREST:** None.
- 4 **PUBLIC QUESTIONS:** None.
- 5 **CONSIDERATION OF PLANNING APPLICATIONS:**
 - **MO/2018/2046 – CPC/019/001: Upper Minnickfold Place, Anstie Lane, Coldharbour.** This is an application for the insertion of 1 No. dormer window to facilitate conversion of loft to provide habitable accommodation within the roof space. The Parish Council considered this application and it was agreed that the proposed elevation does not have any empathy with the existing building. The principle issue is with the size and scale of the dormer. This installation would compromise the design of the building and does not comply with Policy ESDQ4 (building style). It was discussed that a solution could be to install two modest dormers which would still provide the required additional accommodation. Smaller dormers could be installed below ridge height. The Parish Council recommended that this application be refused but an alternative application with a less imposing dormer would be considered.
 - **MO/2018/2095 – CPC/019/002: 159 The Street, Capel RH5 5EL.** This is an application for the removal of an existing conservatory pitched polycarbonate roof and replacement with solid pitched roof. The Parish Council considered this application, and all agreed that it would not have an adverse impact on the property or surrounding area. The Parish Council recommended that this application should be approved.
 - **MO/2018/2072 – CPC/019/003: Wildwood, Broomehall Road, Coldharbour, Dorking RH5 6HF.** This is an application the conversion of a redundant garage building to use an ancillary outbuilding (gym). The Parish Council considered the application and agreed that the introduction of 3 no. Velux windows would change the character of the outbuilding. The introduction of windows into the wall would mean that there would be no visible difference to character of the building, and it would still achieve the same amount of light. The Parish Council agreed that they had no objection to the planning application in principle but would prefer to see the character of the building preserved. The Parish Council therefore recommended that this application be refused.
 - **MO/2018/2123 – CPC/019/004: Glendower, Vicarage Lane, Capel RH5 5LL.** This is an application for the erection of a single-storey side extension following demolition of an existing lean-to. The Parish Council considered the application and agreed that the extension would be an improvement to the existing building. The proposed design relates to the existing dwelling and the proposed extension would have no visual impact on neighbouring properties. The Parish Council therefore recommended that this application be approved.
 - **MO/2018/1874 – CPC/019/005: Orchard Cottage, 42 The Street, Capel.** This is an application to cut back the branches of one Ash (shown as T1 on submitted plan) which are overhanging neighbour's garden, back to previous reduction points (approximately 4m); Remove one limb from one Red Oak (T2) approaching the northern boundary and crown raise to provide 6 metres ground clearance; Reduce overall size of one Apple (T3) and cut back from neighbouring garden. (Remove dead wood from trees T1 and T2 - exempt works.) The Parish Council considered the application and recommends that these works be approved.

6. **Appeal – MO/2018/0023 – CPC/018/023: Rickwood Park, Horsham Road, Beare Green.** The original planning application for the change of use of land from equestrian stables to use for stationing of 1 No. park home extended way beyond the existing mobile home site. The Parish Council's response to PINS is consistent with the original objection. Residents on Rickwood Park have also objected to the application.

7. FUTURE MOLE VALLEY – MODEST EXPANSION OF LOCAL VILLAGES

Mr Garber told the Councillors that four letters requiring further information had been forwarded to Mole Valley and prompt responses had been received. Copies of all letters and responses will be post on the Parish Council website. The timetable for future site proposals and consultations was outlined. Questions were asked regarding the position held by Councillor Harper, the Independent Councillor for Ashtead. Councillor Harper is the Mole Valley Cabinet member for Planning Policy. The Councillors asked what is being proposed elsewhere in Mole Valley as no information has been circulated. These are important questions that need to be addressed. Mr Garber said that he believed it would be unlikely Mole Valley would be able to deliver the housing programme on time due to the slippage in the timetable. The upcoming elections were discussed, and Parish Councillors were informed that five District Councillors in the Planning Cabinet were up for re-election. It was then discussed that if these Councillors were not re-elected would the new Councillors be able to make informed decisions as the proposed sites were due to be published in June. If this was not achievable, would the timetable be pushed back.

8. ADDITIONAL MATTERS

Mr McLachlan mentioned that recently Mr Ball had been voted in as Chairman of the Planning Committee. He asked for clarity on Mr Garber's position. Mr Ball agreed that he was technically Chairman but now Mr Garber was again well enough to attend Planning meetings, a vote will be taken at the next full Parish Council meeting voting him back into the position of Chairman.

DATE OF NEXT MEETINGS:

Finance Committee: Thursday 17 January 2019 at 8.00pm.

Full Council Meeting: Monday 21 January 2019 at 7.30pm.

Planning Committee: Monday 04 February 2019 at 7.30pm.

All at Capel Parish Hall