

CAPEL PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON MONDAY 3 DECEMBER 2018 AT CAPEL PARISH HALL

- 1 **IN ATTENDANCE:** Mr Ball, Mrs Schryver, Mrs Dale, Mr Margetts, Mr McLachlan and the Clerk. District Councillors Mrs Michelle Watson and Mrs Mary Huggins.
- 2 **APOLOGIES FOR ABSENCE:** Mr Garber, Mr Salter, Mrs Ryan and Mr Cox. District Councillor Mrs Osborne-Patterson.
- 3 **DECLARATIONS OF INTEREST:** Mrs Dale 5(iii) – Aldhurst Farm, Temple Lane, Capel.
- 4 **PUBLIC QUESTIONS:** None.
- 5 **CONSIDERATION OF PLANNING APPLICATIONS:**
 - **MO/2018/1957 – CPC/018/072: Henfold House, Henfold Lane, Beare Green, Dorking, Surrey, RH5 4RW.** This is an application for the infill of the existing archway, and the creation of an ancillary side entrance with cast iron porch over. The Councillors looked at both the existing and proposed drawings and agreed that this modification could add to the appearance of the building. The Parish Council had no objection and recommended that this application be approved.
 - **MO/2018/1968 – CPC/018/073: The Walled Garden, Horsham Road, South Holmwood, Dorking, Surrey, RH5 4LT.** This is an application for a Certificate of Lawfulness for a proposed development in respect of the erection of a detached garage and hardstanding. The Councillors were unable to comment on this application as the development had not been built. It was agreed that further information was required regarding why this application had been published when the building had not been erected. It was discussed that perhaps Planning Permission should be applied for in the first instance. The Clerk will write to Mole Valley enquiring why this application had been published.
 - **MO/2018/1950 – CPC/018/074: Aldhurst Farm, Temple Lane, Capel, Dorking, Surrey, RH5 5HJ.** This is an application for the change of use of a further part of agricultural barn to micro-brewery (Use Class B2). The Councillors were aware that the barn in question was currently being used for storage and to include the micro-brewery would not be detrimental to any other farming activities on the property. The Parish Council recommended that this application should be approved.
- 6 **Auclaye Brickworks, Horsham Road, Capel, Surrey, RH5 5JH.** This is a proposal to review planning permission Ref MO/75/1165 dated 30 July 1976. Notes from neighbouring properties were read and Councillor Huggins read out further information regarding possible traffic problems. She explained that this application goes before the Committee in January 2019. It was discussed as to whether this application could be refused on traffic issues alone. It was noted that Surrey County Council Highways had not highlighted any problems with the increased traffic flow. It was agreed that modern traffic movements must now be considered, and more information should be requested. It was agreed to defer discussing this application until the next meeting, when it is hoped further information will be available.
- 7 **FUTURE MOLE VALLEY – MODEST EXPANSION OF LOCAL VILLAGES**

Before the Parish Council's response was discussed, Mr McLachlan asked, in the absence of Mr Garber the current Chairman of the Planning Committee, who is currently holding this position. Mr Ball said that he had taken on the role as there had been no formal resignation from Mr Garber. It was agreed that in view of all the hard work Mr Garber had done in putting this response together, he should sign off the letter, together with Mr Ball.

It was agreed that as a new Chairman for the Planning Committee was required, nominations for the position should be registered before the next full Parish Council meeting. This will be included as an agenda item. Prior to the meeting, copies of the draft response had been circulated to all Councillors and comments had been forwarded.

There was disagreement on why the response letter was not emphasising the fact that the Parish Council believed the proposal to be flawed. Mr Ball explained that the proposal was not legally flawed it was just being conducted in a way that was considered inconsistent, as it was necessary to look at the whole plan as not all strategic sites had been made public.

Mr Ball then explained that the response was regarded as pre-information before the consultation. Local views had been received and recorded by the Parish Council and these will be forwarded to Mole Valley with the final response. The Parish Council's response will focus on technical points of view.

The proposed sites were discussed, and it was agreed that it would be beneficial to include all sites, giving reasons why they should or should not be considered. The sites originally included in the Capel NDP should also be included. It was agreed that the Parish Council should state resident's preferred site as well as those which were not being supported.

Councillor Watson said that this was important as travellers' sites would be determined. It was therefore important for the Parish Council to state that the preferred sites should be used for much-needed housing.

Councillor Osborne-Patterson said that as a member of the Mole Valley Cabinet she had challenged the whole process. She stressed that she had not been given any assurance that identified sites that had been rejected by the local community will not be considered. She emphasised that she was dissatisfied with the whole process.

It was stated that the preferred sites will not come forward until June 2019. However, it was agreed that it would be beneficial to know what sites are being considered as Preferred Options for the whole of Mole Valley.

Mr McLachlan again stressed that when preferred sites were identified, if the infrastructure was not considered suitable, the sites should not be considered for consultation. Councillor Huggins agreed that the Parish Council's views regarding infrastructure should be emphasised as she considered this matter was not being discussed fully by Mole Valley. The Parish Council agreed that if larger sites for new housing were to be considered rather than a scatter-gun approach, substantial sums of CIL money would be available to assist the infrastructure problem.

It was agreed that Mr Ball would put together the final letter including all Councillor's points of view. This will be circulated for prior agreement before it is delivered to Mole Valley with copies of all the responses.

DATE OF NEXT MEETINGS:

Planning Committee: Monday 07 January 2019 at 7.30pm.

Finance Committee: Monday 14 January 2019 at 7.30pm.

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

All at Capel Parish Hall