

## CAPEL PARISH COUNCIL

### MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON MONDAY 5 NOVEMBER 2018 AT CAPEL PARISH HALL

1 **IN ATTENDANCE:** Mr Ball, Mrs Schryver, Mrs Dale, Mr Margetts, Mr McLachlan, Mrs Ryan and the Clerk.

District Councillors Mrs Michelle Watson and Mrs Corinna Osborne-Patterson.

2 **APOLOGIES FOR ABSENCE:** Mr Garber, Mr Salter and Mr Cox

3 **DECLARATIONS OF INTEREST:** None

4 **PUBLIC QUESTIONS:** None.

5 **CONSIDERATION OF PLANNING APPLICATIONS:**

- **MO/2018/1369 – CPC/018/007: Surrey Hills Hotel, Horsham Road, Beare Green.** This application for changes to the approved planning application was withdrawn on 2 November 2018. A new planning application will now be submitted to avoid confusion. Mr Margetts mentioned that he noticed that the roof tiles proposed for this development are mass produced in France. He asked if it would be possible to write to the developers and ask if a more local supplier could be used.
- **MO/2018/1717 – CPC/018/063: Withycombe Newdigate Road, Beare Green.** This is an application for a Certificate of Lawfulness for a proposed development in respect of the erection of a car port and loft conversion with the insertion of 1 no. dormer window to south-west roof elevation. To allow full appreciation of what is proposed the Parish Council reviewed drawing numbers 101-103 and 101-105 which clearly indicated the significant changes to this dwelling. The matters the Parish Council took into consideration were:
  - The South West elevations - the fundamental alteration to the size scale and mass of the roof.
  - South West elevation – a fundamental alteration which provides the extension to the side of the dwelling.

It was agreed that the proposals significantly change the character of the dwelling and have no consideration to design policies and recommendations of the Capel NDP. The Parish Council therefore recommends that this application be refused.

- **MO/2018/1618 – CPC/018/064: Briar Lea, Newdigate Road, Beare Green.** This is an application for the removal of existing stables and provision of replacements plus manege for personal use. The Parish Council agreed that the development would enhance the provision of similar facilities without impacting upon neighbouring properties. The Parish Council therefore recommends that this application be approved.
- **MO/2018/1743 – CPC/018/065: Little Acre, Highland Road, Beare Green.** This is an application for the erection of a detached garage. The Parish Council considered that this proposal will provide an important facility within the grounds of Little Acre without any adverse effect on neighbouring property. The Parish Council therefore recommends that this application be approved.
- **MO/2018/1742 – CPC/018/066: Hawkhurst, 129 The Street, Capel.** This is an application for the erection of a single-storey front infill extension to ground floor measuring 3.75m in depth by 1.78m in width, and installation of one rooflight. The application relates to a semi-detached dwelling which lies within the Capel conservation area. The property is one of a pair of dwellings and neither will be compromised by the side extension. It was agreed that whilst reference was made to the frontage onto The Street, the impact will be minimal. The Parish Council therefore recommends that this application be approved.

6. **FUTURE MOLE VALLEY – MODEST EXPANSION OF LOCAL VILLAGES**

Mr Ball updated the Committee regarding the latest position on the above plan. He confirmed that the Parish Council was working on having a draft response ready for Councillors to review at the next full Parish Council meeting. He said that Mole Valley had confirmed that the date for the preferred options to be made public

has been put back to June/July 2019, which will follow on from the May elections. This delay will not affect the response the Parish Council will be making. To date the Parish Council has received 65 responses, 62 against the proposals. A pressure ground has been formed in Capel and has received advice from an independent planning consultant.

Mr McLachlan said that it the Parish Council's response should stress that before any decisions are made, infrastructure should be addressed as it was not capable of sustaining further expansion.

Mr Margetts said that the Parish Council's response should emphasise the fact that the whole process is flawed and that the Parish Council is not able to respond to a premature procedure.

Councillors Watson and Osborne-Patterson agreed that the process had been started prematurely, without due consideration to timelines and without full information being made available. They said that they had been in conversation with Mole Valley District Council regarding these matters. They agreed that the Parish Council's response should reflect this approach.

**DATE OF NEXT MEETINGS:**

**Full Council Meeting: Monday 19 November 2018 at 7.30pm in Beare Green Village Hall.**

**Planning Committee: Monday 3 December 2018 at 7.30pm. at Capel Parish Hall**

**Finance Committee: Monday 12 November 2018 at 7.30pm. at Capel Parish Hall**