

CAPEL PARISH COUNCIL

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

- 1 **IN ATTENDANCE:** 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 Garber, Mr Salter and Mr Cox
- 3 **DECLARATIONS OF INTEREST:** Mr McLachlan 7(e); Mrs Dale 5(ii); Mrs Schryver (7(d)).
- 4 **PUBLIC QUESTIONS:** None.
- 5 **CONSIDERATION OF PLANNING APPLICATIONS:**
 - (i) **MO/2018/1418 – CPC/18/044: The Walled Garden, Grandon Lodge, Horsham Road, Capel.** This is an application for the erection of a detached garage. This application had apparently been refused in May 2018 and the drawings had now been modified, especially the roof. The scale and mass of the building remain the same although it was agreed that the installation of this new build would not impact on neighbouring properties. Although the planning application did mention that no trees would be removed to install the garage the Councillors wanted this statement to be fully understood in that all trees would be preserved. The Parish Council recommended that this application be approved.
 - ii) **MO/2018/1359 - CPC/18/045: Lower Gages Farm, Rusper Road, Capel.** This is planning notice for the change of use of two agricultural buildings to 2 no. dwellings. The committee discussed if the buildings were being used at present and if there was a possibility of them being used by either family or farm works if the change of use was granted. The Parish Council fully supports the farm and is aware that Mole Valley and the NPPF supports conversion to residential premises. The Parish Council recommended that this application therefore be approved.
 - (iii) **MO/2018/1438 – CPC/18/046: 8 Markham Road, Capel.** This is an application for tree felling consent. It is for the removal of crown width and height to Malus tree. To reduce and reshape the Laurel and prune. The dwelling is at the entrance to Markham Park and the impact upon 4 Markham Park was considered. The Parish Council recommended that this application be approved.
 - (iv) **MO/2018/1369 – CPC/18/047: Surrey Hills Hotel, Horsham Road, Beare Green.** This is an application for variation of Condition 2 of approved Planning Permission MO/2017/2058. This variation relates to the design and layout of the windows. Full planning permission has already been approved and therefore the Parish Council recommends that this variation be approved.
 - (v) **MO/2018/0410 – CPC/18/048: 1 New Close House, Horsham Road, Beare Green.** This is a variation of Condition 2 of approved Planning Permission MO/2017/1771. As full planning permission has already been granted, the Parish Council has no objection to the variation and therefore recommends that this be approved.
 - (vi) **MO/2018/1277 – CPC/18/049: 10 Nursery Close, Capel.** This is an application for the reduction to the crown of the Oak tree protected by TPO/111/1/G in the rear garden of this property. The Parish Council has no objection to this work and therefore recommends that the application is approved.
 - (vii) **MO/2018/1309 – CPC/18/050: 20 Bakers Way, Capel.** This is an application for the erection of a single-storey side extension. This property is a half-end terrace and the Parish Council considered the impact an extension would have on property no. 18 and properties 2 to 16. The extension would give a fundamental change in appearance and it would impact on amenities. This application does not comply with NDP policy ESDQ 4. The Parish Council therefore recommends that this application be refused.
 - (viii) **MO/2018/1320 – CPC/18/051: Capel Post Office, 87 The Street, Capel.** This is an application for the change of use of ground floor rear store room and two store rooms within the roof space from retail (Use Class A1) to 1 no. residential unit (C3) and remove shed to create one parking space. The committee considered this application being the Capel Conservation Area. It was discussed whether this would provide sub-standard accommodation and amenities. There were concerns regarding any vehicular access and

whether this would contribute to housing stock. The proposed change of use would appear to impact on the existing shop. The Parish Council therefore recommends that this application be refused.

6. CPC/17/008: Ruby's Café, The Hoyle, Beare Green. The Parish Council was informed that no further information had been received and there was disappointment at this lack of response. A Planning Application has not been submitted to Mole Valley. The committee discussed setting a time scale for the submission of an application. In the meantime, the Clerk will write to Mole Valley Enforcement Officer outlining the lack of information from the proprietor and asking the Enforcement department to act.

7. UPDATE ON EASEMENTS

- a. **Forge Cottage, Horsham Road, Beare Green.** Although the easement for this extension is no longer required, the Parish Council has asked Wellers Hedleys solicitors to act to recover at least 50% of the original easement (£750) and to submit the invoice for legal services to the owners of Forge Cottage. To date no information has been received on whether the reduced easement will be paid or if the solicitor's invoice has been paid.
- b. **Concept House, The Street, Capel.** The easement for access has now been agreed and signed and payment will be made to the Parish Council. There was discussion as to whether this would enable the owner to sell the property for development as it is still vacant. The Chairman explain that this property was part of a pension fund and therefore it was extremely unlikely that it would be sold.
- c. **The Knoll, Horsham Road, Beare Green.** There is dispute regarding the verbally agreed easement for access to this property. It is known that the secondary dwelling in the grounds is now let and if access for this is across Parish Council land, the owner is in breach. This dispute is now being dealt with the Parish Council's solicitor and Lewis Simkin, acting on behalf of the owner of The Knoll.

Mrs Schryver said that she was concerned that discussions for easement were being dealt with without Councillors being kept informed. She said it was a courtesy for all Councillors to be made aware that negotiations were taking place. Mr Margetts agreed and said that all negotiations should be transparent and in the best interest of the whole parish.

- d. **Melville House, Newdigate Road, Beare Green.** There was discussion around the planning application for the extension this property that had been approved through appeal. As access to the extension could be across Parish Council land, an easement would therefore need to be negotiated.
- e. **Oil and Gas, Bury Hill Wood.** Mr McLachlan said he was very disappointed that the Parish Council had not written to Mole Valley, asking for an explanation as to why the date for the submission of objections was before that of Surrey County Council.

DATE OF NEXT MEETINGS:

Full Council Meeting: Monday 15 October 2018 at 7.30pm

Planning Committee: Monday 1 October 2018 at 7.30pm.

Finance Committee: Monday 12 November 2018 at 8.00pm.

All at Capel Parish Hall