

CAPEL PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON MONDAY 2 JULY 2018 AT CAPEL PARISH HALL

- 1 **IN ATTENDANCE:** Mr Garber, Mrs Schryver, Mrs Dale, Mr Margetts, Mr McLachlan and the Clerk.
District Councillor Mrs Michelle Watson.

For part of meeting: Mrs Marie Jeffrey item (5i)

- 2 **APOLOGIES FOR ABSENCE:** Mr Ball, Mr Salter, Mr Cox and Mrs Ryan

- 3 **DECLARATIONS OF INTEREST:** Mr McLachlan and Mr Margetts item (5iii).

- 4 **PUBLIC QUESTIONS:** Relevant to each item.

- 5 **CONSIDERATION OF PLANNING APPLICATIONS:**

(i) **MO/2018/0996 – CPC/18/037: Henfold Piggeries, Henfold Lane, Beare Green.** This is an application of prior notification for change of use of 2 no. agricultural barns to 3 no. dwellings (Use Class C3). Mrs Jeffrey attended the meeting, stating concerns regarding the adjacent bridleway. The bridleway sign had disappeared, and she was concerned that the right of way could be blocked due to the proposed development. Mr Garber stated that as this was a Right of Way it must remain open. It cannot be blocked but the surface could be modified. There were also concerns that the bridleway was not identified on the submitted plans and should have been mentioned in the planning statement.

Mrs Jeffrey thanked the Parish Council for addressing this matter.

The committee then discussed the application, which proposed that barn one should be converted into two two-bedroom properties and barn two into one three-bedroom dwelling. All the properties would be single storey. Concerns were raised that there was no identification of the bridleway, amenity space and no details of services. It was agreed that a decision on this application would be deferred until the next full Parish Council meeting. In the meantime, the applicant's agent would be contacted and asked to qualify the matters that the Parish Council had raised.

(ii) **MO/2018/0866 – CPC/18/035 and MO/2018/0865 – CPC/18/036: Grandon Lodge, Horsham Road, Beare Green.** These are applications for the removal of removal of the existing side extension to be replaced with a two-storey side extension and the removal of the side extension and erection of single storey garage. It was discussed that planning permission on this property had been refused before. However, it was agreed that the size, scale and mass of the proposed development was in keeping with the property. The Parish Council recommended that this application be approved.

(iii) **MO/2018/0990 - CPC/18/034: Woodmans Cottage, Broomehall Road, Coldharbour.** This is an application for the erection of a first-floor side extension above the existing garage. Mr McLachlan explained to the Committee that planning permission had previously been granted but this had not been acted upon and had now expired. It was agreed that the plans need to be reviewed taking into consideration the Capel Parish NDP policies. A decision of this application was deferred until the next full Parish Council meeting.

(iv) **MO/2018/0889 – CPC/2018/028 (Deferred): Bregsalls Farm, Bregsells Drive, Beare Green.** This is an application of the conversion of an agricultural building to two dwellings. This application had been previously discussed but a decision had been deferred pending clarification of the structure. The Chairman had discussed the proposals with the agent's structural engineer and consultant and had been assured that the structure was sound for conversion. The Parish Council recommended that this application therefore be approved.

(v) **CPC/17/008: Ruby's Café, The Hoyle, Beare Green.** Mr Garber told the Committee that the owners of this property had been asked to supply up-to-date information regarding their planning application, but no new information had been received. However, Mr Margetts confirmed that he had just received an

email from the owner which he read out. A copy of this email will be forwarded to all Councillors. This item will be included again on the agenda for the next full Parish Council meeting.

The Chairman then mention the vacant property, Hurst, Vicarage Lane, Capel. This property has been vacant for some years and has been the subject of health and safety concerns, insomuch that Mole Valley District Council has bricked up all entrances (doors and windows) to stop unlawful intrusion and vandalism. The Clerk has written to the owner, but it is not known if the address the Parish Council has is current. A copy of the letter has also been forwarded to Mole Valley District Council, asking them to forward a copy to the owner at the current address they have on file. Suggestions were made that the property should either be the subject of a compulsory purchase or demolished.

The Chairman told the Committee that the Mole Valley Local Plan review was the subject of delays. A significant number of major issues are causing the delay and the delays will in turn impact on delivering new houses in the area.

A meeting has been arranged with Solicitors Wellers Hedleys, the Chairman and the Chairman of the Planning Committee on 12 July 2018. This is to discuss the easements currently being negotiated and the total lack of action by the Solicitors.

Mr Margetts mentioned that the sight lines along Coles Lane, Ockley which need to be cut back. The Clerk will contact the Parish Clerk for Ockley and ask for this to be actioned.

DATE OF NEXT MEETINGS:

Full Council Meeting: Monday 16 July 2018 at 7.30pm in John Venus Hall, Coldharbour.

Planning Committee: Monday 6 August 2018 at 7.30pm in Capel Parish Hall.

Finance Committee: Monday 10 September 2018 at 8.00pm in Capel Parish Hall.