

CAPEL PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON MONDAY 06 NOVEMBER 2017 AT CAPEL PARISH HALL

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

2 **APOLOGIES FOR ABSENCE:** Mr McLachlan, Mr Salter

3 **DECLARATIONS OF INTEREST:** None

4 **PUBLIC QUESTIONS:** None

5 **CONSIDERATION OF PLANNING APPLICATIONS:**

(i) **MO/2017/1751: Knoll Bungalow, Horsham Road, Capel RH5 5JH.** This is an application for the demolition of a rear utility room, conversion hip roof to gable, installing one additional dormer to front and rear elevations and erect a new porch. Applications have already been considered relating to a garage and store. The dwelling is located to the rear of Mole Valley Garage and cannot be viewed from the A.24. The land is designated "countryside beyond the Green Belt. The proposed application will have a nominal percentage increase in size and the design and change to the property will enhance the character and appearance of the dwelling. Given earlier applications and the present proposal, no further extensions should be permitted. The Parish Council recommended that planning consent for this building is approved.

(ii) **MO/2017/1771: 1 New Close House, Horsham Road, Beare Green.** This is an application for the part single storey/part two storey extension, new garage and store. There was a similar application submitted in March 2017 which the Parish Council recommended refusal, having regard to the impending Capel Parish Neighbourhood Development Plan. This property is situated in the Green Belt and this extension will impact on the character of the area and on neighbouring property. The proposed design does not integrate with the existing dwelling and is not in harmony with 2 New Close House. The Parish Council recommends that planning consent for this extension be refused as it is contrary to Mole Valley and the Capel Neighbourhood Development plan policies.

(iii) **MO/2017/1813: Nirvana, 21 Woodside Road, Beare Green.** This is an application for single storey front extension. The Parish Council has considered the application and considers the proposed design to be out of character with existing properties. The design will impact upon the frontage of Woodside Road, as other dwellings in the road are set back. The Neighbourhood Development Plan policies are now a material consideration when planning applications are submitted. The Parish Council recommends that planning consent for this extension be refused.

(iv) **MO/2017/1860: 12 Woodside Road, Beare Green, Dorking.** This is an application for a Certificate of Lawfulness for the proposed development in respect of a loft conversion with rear dormer window and two no. front rooflights. The Parish Council has considered the application and although there is no problem with the Velux windows, the size, scale and mass of the rear dormer window should be considered. The character and identity of properties in Beare Green should also be taken into consideration as referred to in the Capel Neighbourhood Development Policy. Refer to Policy ESDQ 3. The Parish Council recommends that the Certificate of Lawfulness for this extension be deferred until the size of the proposed dormer window is redefined.

6 **MOLE VALLEY LOCAL PLAN:** Mr Garber confirmed that he had written to Mr Gary Rhoades-Brown at Mole Valley District Council regarding the procedure following the approval of our NDP after the referendum on 23rd November. The NDP would then become part of the Statutory Mole Valley Local Plan. Mr Garber stressed that as the NDP was at an advanced stage it was expected the Capel Parish planning applications should now be considered having regard to the NDP.

7. **NEIGHBOURHOOD DEVELOPMENT PLAN AND TRAINING SESSION:** Mr Garber confirmed that the Neighbourhood Development Plan would be out to referendum on 23 November 2017 and Mole Valley had distributed voting slips out to all residents. There would be three usual Polling Stations open and Councillors would be able to attend the vote after the Polling Stations closed, if they wished. In the light of the referendum, a training session for all Councillors will take place prior to the Finance meeting on 13 November. Mr Garber confirmed he would give details on all NDP policies and how they should be viewed when making decisions on future planning applications.
8. **SURREY HILLS HOTEL CONSULTATION:** The developers of the site are organising an information drop-in session for the afternoon and evening of Thursday 9 November. The session will take place at the Parish Hall and the developers had circulated information leaflets to all residents in Capel and Beare Green. Plans of the proposed development were circulated and discussed. There is no obligation to provide affordable housing as the site will only comprise 10 dwellings. However, there is a need for lifetime home, in the form of a bungalow. This has not been provided in the scheme, but Mr Garber said he would respond to the agent as residents felt very strongly that this type of accommodation should be provided. It was hoped that once comments were received from the drop-in session the developer might reconsider. There was also discussion regarding the access road and the lack of a turning facility. The plans appeared to have a lack of car passing/turning places within the development, and passing/turning would have to take place on vacant parking spaces. Mr Garber confirmed that if this development should go ahead, there would be a CIL contribution for the Parish Council and this money could be used without restriction. There was discussion regarding an easement for access to the site but as this is single access no easement would be required. Mr McLachlan, although unable to attend the meeting, expressed his agreement for the development.
9. **AUCLAYE BRICKWORKS, HORSHAM ROAD, CAPEL RH5 5JQ:** There was no further information available on this application.
10. **RUBY'S CAFÉ, HORSHAM ROAD, BEARE GREEN:** No further information was available for discussion regarding this planning application. The Clerk will contact the owners again and ask for an update on the current position.
11. **EUROPA OIL AND GAS (UK) LTD, BURY HILL WOOD, COLDHARBOUR LANE, HOLMWOOD:** Mr McLachlan had forwarded the Council comments regarding this development: *For the second time in three months, LHAG successfully ran a campaign to overturn the Surrey County Council officers report which recommended approval of the Traffic Management Scheme for Condition 19 of the application for oil exploration in Bury Hill Wood. Sadly, the Fencing application was approved, albeit by a very small majority. LHAG are now considering their next move which could include a legal challenge.*
12. **SURREY WASTE PLAN CONSULTATION:** The Plan is out for consultation and the closing date is December 2017. Site allocations have been identified and Capel is not included as it does not meet the criteria. A draft response is being worked on.

DATE OF NEXT MEETINGS:

- Full Council Meeting:** Monday 20 November at 7.30pm at Beare Green Hall (small hall)
Planning Committee: Monday 4 December at 7.30pm at Capel Parish Hall
Finance Committee: Monday 12 February 2018 at 8.00pm at Capel Parish Hall