

CAPEL PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON MONDAY 5 SEPTEMBER 2016 AT CAPEL PARISH HALL

1 **APOLOGIES FOR ABSENCE:** Mr Margetts

2 **IN ATTENDANCE:** Mr Garber (Chairman), Mrs Schryver, Mr McLachlan, Mr Ball, Mrs Dale, Mrs Ford and the Clerk

3 **DECLARATIONS OF INTEREST:** None

4 **TO APPROVE MINUTES OF MEETING 01 AUGUST 2016:** The minutes were approved with two additions:

Item 5(i) Minnickwood Cottage, Anstie Lane, Coldharbour. Mr Garber and Mr McLachlan had both reviewed the full set of plans and drawings and raised no objections to the proposed development. Mole Valley District Council have been advised accordingly.

Item 6 Melville House. Mr Ball told the meeting that a commercial yard has now been incorporated within the property grounds.

5 **PUBLIC QUESTIONS:** NONE

6 **CONSIDERATION OF PLANNING APPLICATIONS:**

(i) **MO/2016/1157 1 Paddock Close, Beare Green.** This is an outline planning application to erect a single end of terrace dwelling. With all matters being reserved the siting indicated on the site plan can only be a guide. Number 1 is the end of terrace in a return at the end of the cul de sac. It has an extensive side garden which appears to provide adequate space for an additional dwelling without having an adverse impact upon 14/15 Paddock Close and the house to the south. The scheme issue is highlighted with the illustrative drawing which shows the proposal to comprise two bedrooms (1 double and 1 single). In the location of the dwelling car parking could be an issue with the proposal for the grassed area to turn it into a hard standing for car parking. This will alter the character of the area and should be resisted with space being reserved for a single space only, the additional space being to the side of the proposal. The site falls within the settlement boundary of Beare Green. No design/access or planning statements have been submitted and we should require this supporting information. The Parish Council will need further information to be supplied before any recommendation can be made.

(ii) **MO/2016/1186 Henfold Lakes, Beare Green.** This is an application to replace an existing clubhouse. An earlier application for a more extensive replacement club house was refused at application and appeal stages but involved a building much larger in scale. The club house was damaged in 2015. The proposal now is for a general replacement in area although the dimensions of the footprint would vary. Policy considerations give general support to the proposal which in any event would be an enhancement to what had existed. The Parish Council recommends that planning permission be granted but reference be made that there should be no further extensions or accommodation.

(ii) **MO/2016/1166 Bradenham, Henfold Lane, Beare Green.** This is an application to replace existing detached house in large grounds. It is a Green Belt site. The proposal would make a significant but not unacceptable alteration to the existing dwelling which in footprint terms is similar to the original. What is different is the area of accommodation and the design character of the dwelling. Given the site of the plot this replacement dwelling would sit in the plot in terms of scale and proportion. The design could be considered as being more appropriate. In general, it is compliant with policy considerations as the majority of the dwelling falls on the footprint of the existing house. The Parish Council has no objections to this application.

(iii) **MO/2016/1315 Cherry Trees, Horsham Road, Capel.** This is an application for the erection of a mono pitch storage building. This building will replace an existing store to provide a building for

bedding and forage together with a horsebox in relation to equestrian activity. With a ridge height of 4.8m it will be essential that landscape screening is retained given the relationship to existing buildings. The Parish Council has no objections to this application.

(iv) **MO/2016/1091 The Granery, Playstowe Farm, Capel.** (Mrs Dale declared an interest.) This is an application to install new barn doors and alterations to brickwork. No details have been submitted regarding the replacement design and must be made available before the Parish Council is able to make any recommendation.

(v) **MO/2016/1194 (Surrey County Council application) South Holmwood Brickworks.** All proposals for this application are contained within the site framework. The Parish Council has no objections to this application.

(vi) **MO/2016/1272 The Walled Garden, Anstie Lane, Coldharbour.** This is an application for proposed certificate of lawfulness in respect of the erection of a single storey rear extension. The extension to the existing building further emphasises an unacceptable level of scale which impacts upon the character of this contained location. The Parish Council considers that the application for Certificate of Lawfulness should not be supported.

(vii) **MO/2016/1263 Brookwood Lodge, Moorhurst Lane, Beare Green.** This is an application for a proposed certificate of lawfulness in respect of the erection of a single storey rear extension. The site falls within both the Green Belt and Area of Outstanding Natural Beauty and therefore any extension would be the subject of significant policy constraints. The applicant considers the extension does not require planning permission. The Parish Council recommends that regard should be given to the Green Belt constraints which needs to be addressed as an issue in its recommendation.

(viii) **MO/2016/1198 Woodyers, Broomehall Road, Coldharbour.** This is an application to erect a replacement barn to provide ancillary accommodation, following the removal of an existing barn. This information was forwarded to the Parish Council for information only. Whilst this property is just beyond the Parish boundary Capel Parish Council considers the proposal is unacceptable and should be refused planning permission.

(ix) **SCC Ref 2016/0151 Land at Bury Hill Wood, off Coldharbour Lane, Holmwood.** Condition 9 – Mr Garber has spoken to Surrey County Council and is not satisfied with the response. The applicants have been contacted regarding this. Condition 14 – Landscape and Restoration Plan. Further details need to be obtained before any comments can be made. Condition 20 – Traffic Management. Mr Garber has sent a separate response to Surrey County Council.

6 **NEIGHBOURHOOD DEVELOPMENT PLAN:** Changes to the draft plan are being worked on and should be completed by the end of this week (9 September). Mr Garber needs to be able to write to Mole Valley District Council advising that the revised plan will be submitted by 24 September.

The next meeting of the Planning Committee will be held on Monday 3 October immediately followed by the postponed Finance Committee meeting. The next full Parish Council meeting will be on Monday 19 September 2016. All meetings start at 7.30pm and will be held in Capel Parish Hall.