

CAPEL PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON MONDAY 04 JULY 2016 AT CAPEL PARISH HALL

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

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

3 **DECLARATIONS OF INTEREST:** Mrs Schryver confirmed she had an interest in Melville House.

4 **PUBLIC QUESTIONS:** None

5 **CONSIDERATION OF PLANNING APPLICATIONS:**

- (i) **MO/2016/0337: Crackerbarrel Farm, Beare Green.** This is an application for the conversion of a former piggery into a residential unit. Earlier proposals for the conversion of building have related to a cluster of barns all of which inter-relate. An earlier proposal for the conversion of the piggery was recommended for refusal by the Parish Council. The piggery is in an isolated location adjacent to the A24 dual carriageway. In such a position it will compromise the landscape towards the edge of the built settlement having particular regard to the rural fringe. The site falls within the Green Belt and is subject to the constraints set out in Chapter 9 of the NPPF (protecting Green Belt land and MVDC Core Strategy Goal 1 Environmental Protection and Policy CS 13 and ENV 4 both of which address landscape protection and landscape character. The CSA report also indicates the area in terms of sensitivity. The inner areas of Crackerbarrel Farm are protected by trees and are not of the same sensitivity. The proposal is therefore wholly against extant policy and would also be contrary to the draft policies of Capel Parish NDP. The Parish Council recommends that planning permission be refused.
- (ii) **MO/2016/0741. North Barn, Crackerbarrel Farm, Beare Green.** This is an application for the erection of one single residential unit. The proposed site for the conversion is isolated from the cluster of barns granted planning permission by MVDC. The above report relating to the conversion of the piggery should be considered along with this application as they are both comparable. The issue in relation to the North Barn proposal is that the extent of the site for which planning permission is sought is significant and likely to form precedent given the red line boundary which would designate the whole site as being in residential use. There is strong likelihood that in granting permission it would be seen as being an unacceptable precedent. Its isolated position away from the general pattern of enclosure formed by the courtyard of barns draws it apart. The size (scale, bulk and mass) is that of a detached residential dwelling which has no reflection on rural characteristic. In addition to Green Belt, Landscape and Environmental policies, it would also be contrary to policy ENV 23 which seeks to ensure new any new development if respectful of its surroundings. The Parish Council recommends that planning permission be refused.
- (iii) **MO/20160904. Hollington, Old Horsham Road, Capel.** This is an application for a single storey extension, together with replacement of front porch and pitched roof. The original application was deferred by the Parish Council as no design details were submitted. Having viewed the design drawings, the Parish Council considered that the although the overall size of the dwelling would not be increased excessively and the new design appears to improve the overall appearance of the dwelling. The proposed application would not impinge on neighbouring dwellings or reflect adversely on the area. The Parish Council has no objection to this application.
- (iv) **MO/2016/0981. Bury Hill Wood, Coldharbour.** This application is not about oil or gas exploration. It is in response to conditions relating to light management, details of dust suppression, method of construction and reinstatement, keeping highways clean. It is considered that all responses to these conditions have addressed the requirements of the

planning permission and that key objectives will be achieved without unreasonable detriment to the community. It is emphasised that the plan cannot be varied and that the Coldharbour committee are satisfied with the responses. The Parish Council has no objection to this application.

- (v) **MO/2016/1010. South Holmwood Brickworks, Beare Green.** This application is for the erection of a lean-to extension subject to planning permission granted MO/96/0810 by Surrey County Council. The proposal relates to existing building structures and will not have any impact upon the surrounding area. The Parish Council has no objection to this application.
- (iv) **MO/2016/0844. The Crown Inn, The Street, Capel.** Notification has been received by MVDC that the proposal for the above application has been amended. No details or explanation has been provided. A reply was sought by 4 July 2016 and MVDC have been contacted indicating that the Parish Council is unable to respond because of the absence of the revised details.

6 **NEIGHBOURHOOD DEVELOPMENT PLAN:** Mr Ball showed the Parish Council the finished Plan and confirmed that the information should be ready for delivery to all households and businesses in the Parish on Friday 8 July 2016. There was still some doubt as to whether the print run would be finished in time for the planned delivery. Mr Ball will give an update on the likelihood of the completion of printing tomorrow 5 July. The Clerk will ensure that all questionnaires are printed in the Parish Office ready to be distributed with the plan.

7 **MELVILLE HOUSE:** Correspondence has been received by the Parish Council from neighbours of Melville House. There have been numerous emails to MVDC relating to the property and the number of vehicles that are parked on the land at the rear of the house. MVDC has sent representation to the property and it is confident that there would not appear to be any evidence of a breach of planning control to justify instituting enforcement action. The neighbours of Melville House are not pleased with the response from MVDC and will arrange a meeting with the Planning Officer. Should the meeting not resolve the matter, the neighbours would like to attend the next Parish Council meeting to discuss the matter further.

12. **The next meeting of the Planning Committee is on Monday 1 August 2016 at 7.30pm in Capel Parish Hall.**