

CAPEL PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON MONDAY 06 JUNE 2016 AT CAPEL PARISH HALL

1 **APPOINT CHAIRMAN OF PLANNING COMMITTEE:** Mr Garber was officially asked if he would remain as chairman. He kindly agreed and the motion was proposed by Mrs Schryver and seconded by Mr Ball.

2 **APOLOGIES FOR ABSENCE:** Mrs Dale, Mrs Ford, Mr McLachlan

3 **IN ATTENDANCE:** Mr Garber (Chairman), Mr Ball, Mrs Schryver, Mr Margetts and the Clerk

4 **DECLARATIONS OF INTEREST:** None

5 **PUBLIC QUESTIONS:** None

5 **CONSIDERATION OF PLANNING APPLICATIONS:**

- (i) MO/2016/0586. Land adjacent to Broadwood Cottage, Temple Lane. This land is on the corner of Temple Lane and Vicarage Lane. There are both easement and planning issues. The planning application is for the building of a stable block for three horses and tack room. This is a land lock site. The plan submitted is very basic and offers nothing to support the application as regards size, materials, design, etc. of the stables and tack room. Access issues have been discussed with Mr Brown and his agent previously without conclusion but there are also issues relating to ownership of the land. A letter will be forwarded to Mole Valley District Council questioning legal ownership of the land. Negotiations regarding the easement are now ended. A letter will be forwarded by recorded delivery to Mr Brown and copied to his agent stating they have seven days to formally respond. After that time the Parish Council will instruct the Water Authority to remove the water connection and Mr Brown will be charged for all costs. The Parish Council recommends that application for planning permission be refused for the stable block and tack room due to the site being land locked and the plans submitted offer nothing to support the application.
- (ii) MO/2016/0744. Hillcrest, Misbrooks Green. This is an application for a single storey side and rear extension for additional living space. Planning permission was granted by MVDC (against the advice of the CPC) for an extension. This new application will significantly alter the proportions of the dwelling. No planning or design statements have been submitted with the application and therefore no justification prevails in relation to national or local policy. The Parish Council therefore recommends that the application be refused.
- (iii) MO/2016/0778. Brookwood Lodge, Moorhurst Lane. This is an application for Certificate of Lawfulness for a single storey rear extension. This site lies in the Green Belt and AONB and is immediately adjacent to an existing dwelling. The Parish Council therefore recommends that the application be refused having regard to the site which is within the Green Belt and AONB and therefore would have a negative impact upon the area and the adjoining dwelling.
- (iv) MO/2016/0843/0844. The Crown Public House, Capel. This application is for the erection of a pergola, children's play area and internal alterations to this listed building. Regard has been given to the internal refurbishment and it was agreed that submitted plans will not adversely impact upon the building's original design. The pergola and play area will be located away from residential dwellings but consideration must be given to the appropriate equipment, safety surfacing and control of use. There was concern that the area outlined for the play area should not be used as it is designated as a private garden for use by the occupants of the flat over the Crown Public House. Contact will be made with the applicant's agent regarding the restriction on use of the rear garden. The Parish Council recommends that planning permission be granted for the pergola and play area. Note the

chairman will speak to the applicant's agent regarding the use of part of the land which includes the location of the play area.

- (v) MO/2016/0761. Osbrooks, Horsham Road. This application is for the eviction of a single storey dwelling following the demolition of a non-agricultural barn. Earlier planning permission has been refused and the submitted plans offer no significant change. They are not sympathetic in character given the proximity to Osbrooks. The Parish Council recommends that planning permission be refused.
6. **REDLANDS:** An appeal has been lodged against the non-determination of the application by MVDC decision to refuse planning permission. Significant local objections were more due to loss of privacy and poor access onto The Street. The site is set in the Green Belt beyond the settlement boundary. The site was rejected as part of the NDP. The plans are contrary to NPPF Chapter 9 protecting Green Belt land and are also contrary to MVDC Core Strategy Goal. The CSA report dated March 2016 for the NDP states the site and adjacent area play an important part of the rural setting of the village west of Capel with moderate to high sensitivity. The Chairman of the Planning Committee will reply to the Planning Inspectorate on behalf of the Parish Council.
7. **EUROPA OIL:** The Chairman attended a meeting with the County Council, Mole Valley District Council and the applicants to agree the appropriate levels of consultation and representation. There will be a six-week period to respond.
8. **NEIGHBOURHOOD DEVELOPMENT PLAN:** The Chairman showed the meeting a draft copy of the Plan highlighting key points such as the Housing and Planning Act and Traffic Calming. A traffic calming policy was in place to ensure delivery on traffic calming to include a better balance between traffic, pedestrians and cyclists. The policy would be comprehensive to all three villages.
9. **FREEDOM OF INFORMATION REQUEST:** The response has been answered but as yet the Parish Council has not received any response. The Parish Council has issued an invoice covering time and stationery used replying to this request.
10. **BROOK COTTAGE:** A possession order for this property has been obtained. The matter has been referred to the High Court and High Court bailiffs will now agree an eviction date but it is anticipated it will be enforced before the end of June. Some of the occupiers of the site were in court to hear the decision. The eviction notice was served last week.
11. **ANY OTHER BUSINESS:** A recent meeting that had taken place by the Sports Pavilion Committee and it was now considered necessary to facilitate adequate changing rooms for both male and female users and to facilitate junior/under 17 football. It was also suggested that the cricket nets could be moved to a more suitable position. The Cricket Club does have some funds available that could be used to incorporate changes. There was also discussion regarding reducing the height of the hedge around the car park and recreation ground to improve vista and possibly moving the entrance to the recreation grounds. There is the possibility of a sign could be erected in the car park to outline what facilities are available. However, the recreation ground is for the whole village to use and any modifications must fit in with the site which is now a Centenary Field. It was agreed that the Parish Council would be willing to host a meeting to discuss changes further. Before any meeting takes place each component user should have a master plan, a management plan and costing. There might well be a basis for applying for funding from either Surrey Cricket or the Surrey FA. It was agreed that the meeting should take place on Tuesday 19 July 2016 at 19:00.
12. The next meeting of the Planning Committee is on Monday 4 July at 7.30pm in Capel Parish Hall.