

CAPEL PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING

Held on Monday 7 December 2015 in the Committee Room at Beare Green Village Hall

1. **APOLOGIES FOR ABSENCE:** Mr Cox
2. **IN ATTENDANCE:** Mr Garber (Chairman), Mrs Schryver, Mrs Ford, Mr McLachlan, Mr Margetts, Mrs Dale, Mr Ball, Mr Salter and the Clerk
3. **DECLARATIONS OF INTEREST:** None.
4. **MINUTES OF PREVIOUS MEETING:** The minutes of the Planning Committee held on 5 October had been agreed and signed at the meeting of the full Council on 16 November.
5. **PUBLIC QUESTIONS:** None.
6. **CONSIDERATION OF PLANNING APPLICATIONS** received since the meeting on 16 November and other planning matters:
 - (i) Application Ref MO/2015/1846. Land at Grandon Lodge, Horsham Road, South Holmwood RH5 4LT. This is an application to convert a car port into habitable accommodation which would provide the one-bedroom bungalow with a second bedroom and create family accommodation. The site falls within the Green Belt; however, the design would not cause any adverse impact. The Parish Council therefore recommended that the planning application be Approved.
 - (ii) Application Ref MO/2015/1839. Garden Cottage, Broomehall Road, Coldharbour, Surrey RH5 6HJ. This is an application to build a detached annexe to provide accommodation and a car port. The site lies within the Green Belt. The proposal is wholly unrelated to Garden Cottage and appears to be aimed at creating a new two-bedroom dwelling beyond the curtilage of Garden Cottage. Capel Parish Council recommended that this planning application be Refused.
 - (iii) Application Ref MO/2015/1793. 127 The Street, Capel, Surrey RH5 5JX. This was a re-submission in respect of an existing conservatory and the Parish Council had no objection to the application.
 - (iv) Application Ref MO/2015/1922. 11 Breakspear Gardens, Beare Green, Surrey RH5 4BF. The bungalow was a retained building but formed part of the Crest development. Although it is within the Green Belt the proposal would not conflict with its objectives and there is no impact upon adjacent property. The Parish Council recommended that this planning application be Approved.
 - (v) Application Ref: MO/2015/1558. Brook Cottage application to build 15 homes including 6 affordable homes. This application will be going to the MVDC committee for decision in January and it was agreed that a follow-up letter be written to MVDC to reconfirm the PC's support for the application.

- 7. NEIGHBOURHOOD DEVELOPMENT PLAN:** Members of the NDP Steering Group had a meeting with officers at MVDC and a District Council Members Group has been set up so there is now a direct link to MVDC members. At a previous meeting in Capel it had been stated that settlement boundaries are inviolate. Green Belt boundaries cannot be altered in any way and are subject to the Local Plan. On further discussion with planning lawyers and MVDC, it has been agreed that settlement boundaries can be regularised where parts of a development are outside the current boundary. The plan may also consider appropriate extensions to the settlement boundary where it would not conflict with Green Belt policy. The settlement boundary is the built environment and it is in the plans of the villages as defined in the Local Plan. The Steering Group will consider at its next meeting any adjustments to settlement boundaries that it wishes to propose. The Three Wards Site Proposals Meeting, which is a Public Meeting for all three villages, will be held at Beare Green Village Hall on 26 January.
- 8. TEMPLE LANE EASEMENT:** A water connection had been installed by Mr Brown on Parish Council land without permission and without payment. There had been negotiations over several weeks about a suitable sum for this easement. After discussion the Clerk was asked to write to the solicitor confirming its instructions that the Parish Council is prepared to accept £2,000 plus all its costs for the easement for an initial term of 5 years, with an option to renew under similar terms for a further 5 years, the terms to be that no buildings temporary or otherwise will be erected, this to include any caravan or mobile home, and no access for vehicles will be permitted.
- 9. OTHER MATTERS:**
- (i) A recent decision in the High Court now requires payment to planning authorities of s.106 contributions for affordable housing for even a single dwelling. While this is subject to a Court of Appeal decision in March 2016 the policy is extant and will apply to current new housing applications.
 - (ii) The Government has now decided it is no longer a legal requirement to have a Housing Needs Assessment when preparing a Neighbourhood Plan. However, Councillors agreed that it would still be a very useful thing to have as grant funding has already been provided for this purpose.

The Full Parish Council meets on Monday 14 December 2015 at 7.30pm. The Finance Committee meets on Monday 28 December 2015 at 7pm. The Planning Committee meets again on Monday 4 January 2016 at 7.30pm.

All meetings will be held in the Committee Room at Capel Village Hall.