

CAPEL PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING Held on Monday 7 September 2015

1. **APOLOGIES FOR ABSENCE:** None.
2. **IN ATTENDANCE:** Mr Garber (Chairman), Mrs Schryver, Mrs Dale, Mrs Ford, Mr McLachlan, Mr Ball, Mr Margetts, Mr Salter and the Clerk
3. **DECLARATIONS OF INTEREST:** Mr McLachlan (LHAG)
4. **BROOK COTTAGE DEVELOPMENT PRESENTATION:** Mark Cherrington and Alexa Conder from Cherrington Planning were present, acting on behalf of the owner of the site, Mark Cunningham, who was also present. Ms Conder gave a brief history of the site and the various consultations that have taken place consistent with the requirements of the Localism Act, including discussions with adjacent property owners who have now been brought on board with the latest plans taking into consideration the issues they raised. Plans showing the configuration and varying styles of the homes proposed, which will include some affordable housing and a mix of tenures, were distributed and further details were given to the Committee. Mr Cherrington pointed out that the proposed application is for a low-density housing development on the 4.2 hectare site which will include extensive landscaping. The formal application is likely to be made within the next 6 weeks. Once submitted, there will be a public exhibition of the application on a Saturday towards the end of October. Following discussion of various aspects of the plans, including the likely timetable, the Chairman thanked the Cherrington Team for their presentation. **(Saturday 31st October in Capel Village Hall now booked for the public consultation).**
5. **MINUTES OF PREVIOUS MEETING:** The minutes of the Planning Committee held on 3 August were agreed and signed.
6. **MATTERS ARISING:** None.
7. **CONSIDERATION OF PLANNING APPLICATIONS** received since the last meeting of the Planning Committee on 3 August:
 - (i) MO/2015/1282 Bramblecroft, Highland Road, Beare Green. Erection of single storey side/rear extension; convert garage to habitable accommodation; erect rear conservatory and infill porch. Recommended Approval, with reservations about Velux windows overlooking adjacent dwelling.
 - (ii) MO/2015/1287 Kingsland Cottage, Kingsland, Newdigate. Erection of single storey side extension to two-storey semi-detached cottage to form wc/cloakroom. Recommended Approval.
 - (iii) MO/2015/1315 Lucerne, Horsham Road, Capel. Erection of 1 No. detached dwelling at rear of Lucerne. (Change of use). There are no changes in terms of policy considerations from the previous application. It is located in "countryside beyond the Green Belt" which affords a high level of protection, therefore "constrained".

This application has not overcome the “restraint policy” and the “undesirable intrusion of residential development” aspects present in the 2014 application.
Recommended Refusal.

- (iv) MO/2015/1353 The Plough Inn, Coldharbour. Erection of part single, part two-storey side extension, rear fire escape, conversion rear barn to function room with staff accommodation over. The Planning Committee agreed that the development will be of considerable benefit to the community of Coldharbour and Recommended Approval.

The Parish Council has already responded to MVDC on the following applications received since 3 August as the consultation period ended prior to today’s meeting: MO/2015/0239 Wigmore Lodge, Beare Green; MO/2015/0695 31 Grenehurst Park, Capel; MO/2015/1189 The Glen, Vicarage Lane, Capel; MO/2015/1235 Old Stone Barn, Coldharbour.

- 8. COMMUNITY INFRASTRUCTURE LEVY CONSULTATION:** The Chairman produced a document responding in detail to MVDC’s invitation to comment on the CIL preliminary draft charging schedule. The CIL has taken over from Section 106 contributions with the difference that there is now a requirement that the levy raised for highway improvements has to be linked to the specific area and not used elsewhere. The benefit of having a Neighbourhood Development Plan will mean the Parish Council gets 25% from the CIL, to do with what it wants, unrelated to any other contributions for transport or education.
- 9. NEIGHBOURHOOD PLAN:** There had been a positive meeting of the Steering Group that morning and Issue 2 of the Neighbourhood Development Plan Newsletter was ready for distribution. It will go into the Capel & Beare Green Magazine and the Magazine for South Holmwood & Beare Green and onto the Parish Council website. Hard copies will also be produced for distribution in Coldharbour. Agendas for the public meetings will go on the website and these will be held in Capel Village Hall on 27 October, Beare Green Village Hall on 29 October, and Coldharbour John Venus Hall on 11 November. All meetings will start at 7.30pm.
- 10. EUROPA OIL & GAS UPDATE:** Mr McLachlan spoke firstly as a representative of the Leith Hill Action Group and said the Group will be appearing at the panhandle application to raise a number of points. Then speaking as a member of the Parish Council, Mr McLachlan said there had been discussion in Coldharbour village generally about what they can do as a community to ensure that rules are adhered to as there are many issues they want to proactively manage in order to take quick action where necessary. Hazel Watson, Surrey County Council member for Surrey Hills, has been spoken to and lines of communication opened with the enforcement officer and the planning people. Mr Garber produced a report on the Europa appeal decision including a table detailing the various conditions that need to be adhered to and the actions that could be taken by residents/LHAG in their monitoring activities. It was pointed out that the Parish Council’s legal standing, and in particular as a consultee if a Section 73 application is submitted to Surrey County Council, prevents it getting involved with the local community in monitoring Europa’s activities or ensuring compliance with those conditions. There were expressions of support from individual members of the Parish Council and it was reiterated that complaints about non-compliance observed by Coldharbour residents must go directly to Hazel Watson and Surrey County Council, or to MVDC enforcement department if there is a contravention which is outside the framework of the application and not covered by the planning permission.

11. CAPEL YOUTH CENTRE REFURBISHMENT: A report on the project including the financial commitment will be produced for adoption by the Full Council at the meeting on 21st September. The application for funding will then be submitted. Agreement to the loan from the Public Works Loan Board should be received within a few weeks and it is anticipated that the work to complete the Parish Hall and Office will be completed before Christmas.

12. CORRESPONDENCE & ANY OTHER BUSINESS: None

The next meeting of the Planning Committee will be on Monday 5th October 2015 at 7.30pm in the Capel Village Hall Committee Room.