

## CAPEL PARISH COUNCIL

**MINUTES OF PLANNING COMMITTEE** held on Monday 1<sup>st</sup> December 2014

**1. APOLOGIES FOR ABSENCE:** Mrs Schryver, Mrs Salter, Mr.Cox.

**2. IN ATTENDANCE:** Mr Garber (chair), Mr McLachlan, Mrs Pearson, Mr Ball, Mrs Watson, Mrs Dale and the Clerk. Two members of the public were in attendance

**3. DECLARATION OF INTEREST:** Mr McLachlan for any matters regarding LHAG and planning application MO/2014/1531

**4. MINUTES:** The minutes of the Planning Committee on November 3<sup>rd</sup> 2014 had been signed as correct at the full Council meeting on November 17<sup>th</sup> 2014.

**5. MATTERS ARISING:** MO/2014/1493 – Councillors considered the revised plans submitted by the applicant at 2,Taylors Gate, Rusper Road. Little variation was seen from the original plans. The visual impact remains the same with the height of the panels at 2.7m, the location of the panels remaining the same. There had been a minor change in the panel design. The level of energy provision will exceed the needs of domestic use indicating an intention for commercial use. To meet the needs for the dwelling alone the panels could be accommodated in the roof space.

**PUBLIC QUESTIONS:** Mrs Skerritt (White Cottage, Coldharbour) spoke in relation to planning application MO/2014/1531 Ranmore View Cottage indicating that the proposed garage would be inappropriately situated at the highest point of the road in the site line of all the bedrooms of the cottages and only 4m from White Cottage boundary. It would be preferable to re site the garage.

**6. CONSIDERATION:** Planning Applications received between 17<sup>th</sup> November and 1<sup>st</sup> December 2014.

**Application Ref:** MO/2014/1473/PLA

**Date:** 06-Nov-2014

**Case Officer:** Mrs Helen Rennie

**Ward:** Beare Green, Capel, Leigh &  
Newdigate, Within 20m of Beare  
Green Ward, Within 20m of  
Capel, Leigh & Newdigate

**PSH/Area:** Capel, Newdigate, Within  
20m of Capel Parish,  
Within 20m of Newdigate  
Parish

**Applicant:** Mr M Quigley

**Location:** Land rear of Black Hut, Henfold Lane, Newdigate, Dorking, Surrey, RH5 5AF

**Proposal:** Change of use and conversion of forestry building to residential dwelling.

**Decision:** The Parish Council have considered the application relating to Change of Use and have recommended that planning permission should be refused.

The grounds of objection are:-

- (i) Inappropriate development in the Green Belt, contrary to NPPF, in particular Paragraph 89;
- (ii) That the proposed development is not in a sustainable location;
- (iii) No justification has been provided to justify a departure from Green Belt Policy.

**Application Ref:** MO/2014/1531/PLAH

**Date:** 07-Nov-2014

**Case Officer:** Mr David Webb

**Ward:** Holmwoods, Within 20m of  
Leith Hill Ward

**PSH/Area:** Holmwood, Within 20m of  
Capel Parish

**Applicant:** Mr G Law

**Location:** Ranmore View Cottage, Abinger Road, Coldharbour, Dorking, Surrey, RH5  
6HB

**Proposal:** Erection of timber garage and logstore.

**Decision:** While the Parish Council has no objection in principle to the proposal for a garage and logstore without further details being provided it is not possible to provide a recommendation for consideration by the District Council. The concern of the Parish Council with regard to the proposal is that given the significant level of difference between the carriageway and the adjacent land upon which the garage would be erected, absent of the provision of levels and details of access, a recommendation cannot be made. The Parish Council therefore requests that Mole Valley D.C. seek the provision of detailed information from the applicants and forward to the Parish Council for further consideration. Having indicated that the Parish Council has no objection in principle to the provision of the garage and logstore we consider it could be more appropriately located to align with the garage of White Cottage which would ensure that visually it would not impair the outstanding views at present afforded to that dwelling into the open countryside.

**Application Ref:** MO/2014/1638/PLAH

**Date:** 10-Nov-2014

**Case Officer:** Mr Rob Brereton

**Ward:** Beare Green

**PSH/Area:** Capel

**Applicant:** Mr T Smith

**Location:** North Barn, Crackerbarrel Farm, Horsham Road, Beare Green, Dorking,  
Surrey, RH5 4PQ

**Proposal:** Modification to existing planning permission for garage to include external oak staircase and catslide roof to rear.

**Decision:** The Parish Council have no objection to the proposed development.

**Application Ref:** MO/2014/1722/PLAH

**Date:** 17-Nov-2014

**Case Officer:** Mrs Cindy Blythe

**Ward:** Beare Green, Holmwoods,  
Within 20m of Beare Green  
Ward, Within 20m of  
Holmwoods Ward

**PSH/Area:** Capel, Holmwood, Within  
20m of Capel Parish,  
Within 20m of Holmwood  
Parish

**Applicant:** Mr J Pearce

**Location:** Grandon Lodge, Horsham Road, South Holmwood, Dorking, Surrey, RH5  
4LT

**Proposal:** Erection of a detached double garage.

**Decision:** The Parish Council have considered the application and while it has no objection in principle to the garage structure as proposed, the Council objects to the application and recommends refusal of planning permission.

The Parish Council objections are two fold. Firstly, given the sensitive location and the design of Grandon Lodge and nearby dwellings it is considered that the proposal is utilitarian and has little or no regard to the need for this structure to take into account the general environment in which it will sit.

The second objection the Parish Council has is in relation to its location which is significantly away from Grandon Lodge and as such the Parish Council believes that it would be a more appropriate location in proximity to the Lodge and its access.

This consideration will address, in part, the concerns of the Parish Council as set out in relation to design and impact.



In relation to Condition 20, a portacabin is inappropriate again having regard to the sensitive rural location. It is considered that this should be a structure more in line with the rural setting and should be subject to appropriate landscape screening to impact its utilitarian appearance.

**7. Response to Europa Oil Appeal APP/B3600/A/11/266561**

The Parish Council will submit representations by 9<sup>th</sup> December, 2014 in relation to the Green Belt.

**8. Gatwick update**

The Parish Council Planning Committee will meet on 9<sup>th</sup> December, 2014

**9. The next meeting of the Planning Committee will be on Monday January 5<sup>th</sup> 2015 at 7.30pm in the Committee Room, Capel Village Hall. There will be an additional meeting of the Planning Committee on Tuesday 9<sup>th</sup> December 2014 at 8.00pm in Capel Village Hall to discuss responding to the Airports Consultation document on the Gatwick Airport Second Runway.**