

CAPEL PARISH COUNCIL

MINUTES OF PLANNING COMMITTEE held on Monday 4th August, 2014

1. APOLOGIES FOR ABSENCE: Mrs Pearson.

2. IN ATTENDANCE: Mr Garber (chair), Mr McLachlan, Mrs Schryver, Mr Ball, Mr Cox, Mrs Watson and the Clerk. 10 members of the public were in attendance in connection with Application MO/2014/1009/SCC and the Gatwick Airspace Consultation.

3. DECLARATION OF INTEREST: None

4. MINUTES: The minutes of the Planning Committee on 7th July, 2014 agreed.

5. MATTERS ARISING: None

PUBLIC QUESTIONS: None in addition to matters referred to in 2 above.

6. CONSIDERATION: Planning Applications between 21st July and 4th August, 2014.

PLANNING APPLICATIONS

Application Ref: MO/2014/1009/SCC	Date: 7 th July, 2014
Case Officer: Mrs Helen Rennie	
Ward: Beare Green, Capel	PSH/Area: Capel, Within 20m of Newdigate Parish

Applicant: Ibstock Brick Limited

Location: South Holmwood Brick Works, Newdigate Road, Beare Green, Dorking, Surrey, RH5 4SF.

Proposal: Review of Mineral Planning Permission (ROMP) for the determination of full modern conditions under the Environment Act 1995, for the continued extraction of clay granted under planning permission ref: MO96/0810 dated 7th October, 1996. 'SCC application – for consultation purposes only.'

Response: No objection to the proposal subject to full compliance with the conditions in relation to the Planning Agreement 20th October, 1980, Planning Permission 7th October, 1996 (with particular relation to noise) and the compliance with the Environment Act 1995. The Parish Council are satisfied that 63 resident's organisations have been consulted by Surrey C.C. and the applicants. In relation to breaches of planning condition only one complaint has been received in the past five years and that related to noise. The Parish Council also draws attention of SCC to technical guidance to the NPF, Paragraphs 30 and 31 Noise Standards.

Application Ref: MO/2014/1076/PLAH **Date:** 8th July, 2014
Case Officer: Mrs Caroline Hall
Ward: Beare Green **PSH/Area:** Capel
Applicant: Mr & Mrs S.Bacchus
Location: Wayside, Horsham Road, Beare Green, Dorking, Surrey, RH5 4RB.
Proposal: Erection of single storey extension with 1No. dormer in both front and rear elevations to create room in roof space; erection of single storey rear extension following removal of existing conservatory; alterations to existing dormer window. Proposals are out of scale and character with the adjoining area, will have an adverse impact on neighbouring properties and be contrary to Green Belt Policies of the Mole Valley Local Plan and the NPPF.
Response: It is recommended that planning permission be refused.

Application Ref: MO/2014/1092/PLAMAJ **Date:** 16th July, 2014
Case Officer: Mr. Aidan Gardner
Ward: Beare Green **PSH/Area:** Capel
Applicant: TGC Renewables Ltd.,
Location: Land adjacent to A24, Horsham Road, Beare Green, Surrey,
Proposal: Construction of a 12.6 hectare solar farm and associated works.
Response: The Parish Council recommends the refusal of planning permission to the proposed development having a significant adverse impact on the landscape in an important gateway location at the confluence of the A.24 and A.29 roads. It will impact upon the Surrey Hills AONB, the village of Beare Green and Beare Green village dwellings surrounding The Green and along Horsham Road. In addition to landscape and visual impact considerations, the proposals are contrary to Green Belt Policy (reference NPPF). They will have an impact upon the character of the countryside and the siting is inappropriate. The maximum height for intrusion will be approximately 5 metres above ground level with the SP height being not less than 3m above ground level and 5m above highways level. Site photographs demonstrate its significant adverse impact.

Application Ref: MO/20141097/PLA

Date: 14th July, 2014

Case Officer: Mrs Caroline Hall

Ward: Beare Green, within 20m of
Holmwood Ward

PSH/Area: Capel, within 20 m of
Holmwood Parish

Applicant: Mr.J.Gough

Location: Grandon Lodge, Horsham Road, South Holwood, Dorking, Surrey, RH5 4LT.

Proposal: Erection of replacement dwelling.

Response: Recommendation refusal of planning permission, the proposal being contrary to Green Belt Policy and Policy RUD8 of the Mole Valley Local Plan which will only permit replacement dwellings if they are not materially larger than the existing dwelling to be replaced. Proposals indicate a significant increase in both size and scale and will result in a loss of trees and impact upon neighbouring properties.

8. PHASE 2 OF GATWICK AIRSPACE CONSULTATION

Draft response by Capel Parish Council had been circulated on the PC Website prior to the meeting together with a bullet point schedule for the public to consider. Members of the public presented and detailed their concerns which made reference to the following matters. DOT guidance on flight paths, height when flying over the AONB, respite with reference to NPR's, flights outside zone of flight paths, P-RNAV – and the ability of modern aircraft to have flexible routing direction, noise levels, route LAN 26, Wizard route and tranquillity criteria over the AONB.

Members of the Parish Council considered representations of those attending and a draft response by the Parish Council. A copy of the submitted response is attached to the Minutes of the Planning Committee.

9. EUROPA OIL UPDATE

Councillor McLachlan confirmed that the matter remained with PINS. LHAG as a Rule 6 Party have not yet determined the course of action to be adopted once the forward process has been decided.

10. NEW SPORTS PAVILION AT CAPEL

Cllr.Schryver outlined proposals for a new equipment storage building. The proposed location was adjacent to the hedgerow upon the boundary with Mortimer Road and at the entrance to the recreation ground. MVDC had indicated that planning permission was not required but following a review of the plans this will need to be reconsidered as the height indicated on the drawings appear to be inaccurate.

Concern was also expressed regarding visual impact from the entrance to the ground and the risks associated with, including views by natural surveillance of the play area. The cricket club are to be requested to provide a dummy profile of the storage building so that its impact can be assessed. It was agreed that Councillor Schryver and the Clerk would communicate these views to the cricket club and that no decision would be made until the above matters had been satisfactorily resolved.

THE NEXT MEETING OF THE PLANNING COMMITTEE WILL BE ON MONDAY 1st SEPTEMBER, 2014 at 7.30pm in Capel Village Hall.