

CAPEL PARISH COUNCIL

MINUTES OF PLANNING COMMITTEE held on Monday June 2nd 2014

1. APOLOGIES FOR ABSENCE: Mr Salter. Cllr Homewood had sent apologies.

2. IN ATTENDANCE: Mr Garber (Chair), Mr McLachlan, Mrs Schryver, Mrs Pearson, Mr Ball, Mr Cox, Mrs Watson and the Clerk. 35 members of the public were in attendance including 6 Coldharbour residents in connection with MO/2014/0712

The Chairman of the PC confirmed that the meeting would be audio recorded

3. DECLARATION OF INTEREST: None

4. MINUTES: The minutes of the Planning Committee May12th 2014 were agreed as a correct record having been previously reported to the Parish Council Meeting on 19th May, 2014.

5. MATTERS ARISING: None

PUBLIC QUESTIONS:

1) Mr.M.Rosenberg – Crockers Cottages, Coldharbour spoke regarding the following points in relation to application 2014/0712.

(i).the Green Belt and AONB;(ii).the outlook from nearby properties;(iii)the size and scale of the horsewalker;(iv) the impact upon the Conservation Area and the village in general (v);the welfare of the horses, having regard to the advice of the National Equine Council.

2) Members of the Public spoke in relation to BG09 (see appendix 1).

6. CONSULTATION ON MVDC H&TSP additional sites:

(i) BG09 Land South of Beare Green

The Chairman introduced the discussion outlining the timetable and framework for the consideration of the Mole Valley Housing Strategy. This is detailed as an Appendix to the Minutes. It was also confirmed that the only BG09 option was for up to 400 dwellings, a proposal for up to 200 dwellings having been withdrawn.

The Parish Council **OBJECTS** to the proposed site for housing. Its formal response to the Mole Valley Consultation will be considered at the meeting of the Planning Committee on 7th July 2014. The areas of objection referred to by the Parish Council and the public included:- Green Belt, access, flooding, impact upon community, facilities, services, sustainability, landscape and AONB.

(ii) CP11: Land at Hurst, Vicarage Lane, Capel

The Parish Council **SUPPORTS** the proposed site in principal but does not agree with the strategy outlined in the Mole Valley District Council Consultation. The site is in an important location providing a transition in landscape and character terms from The Street into Vicarage Lane, providing an important 'rural' framework which must prevail with the mature trees being retained.

Its proximity to the Conservation Area, Green Belt constraints and its treescape requires a sensitive high quality design which could best be achieved by a 'limited' flatted redevelopment (max 4) planned around the existing development footprint.

7. PLANNING APPLICATIONS – To consider and recommend for adoption Planning Applications received between May 19th and June 2nd 2014

Application Ref:	MO/2014/0706/ECL	Date:	06-May-2014
Case Officer:	Mr Donncha Murphy		
Ward:	Beare Green, Within 20m of Holmwoods Ward	PSH/Area:	Capel, Within 20m of Holmwood Parish
Applicant:	Miss M Brewer		
Location:	Copse Farm, Moorhurst Lane, Beare Green, Dorking, Surrey, RH5 4LJ		
Proposal:	Certificate of lawfulness for a existing use in respect of use of buildings 1-8 for General Industrial Use (Use Class B2) for a period in excess of 10 years.		
Response:	The Parish Council is not satisfied the existing use has been established for all buildings, planning permission will therefore be required for a Change of Use.		
Application Ref:	MO/2014/0712/PLA	Date:	08-May-2014
Case Officer:	Mr Donncha Murphy		
Ward:	Leith Hill	PSH/Area:	Capel
Applicant:	Mr & Mrs T Nelson		
Location:	Crockers Farm, Abinger Road, Coldharbour, Dorking, Surrey, RH5 6HE		
Proposal:	Erection of horsewalker with associated works.		
Response:	The Parish Council SUPPORTS the application subject to Mole Valley District Council imposing landscape conditions regarding the appearance of the base and its surroundings to minimise visual impact from nearby properties which overlook the site. Full account was taken of the concerns regarding equine welfare and are referred to in the response to the application that use of the horsewalker should not be substituted for natural exercise given the rural location.		
Application Ref:	MO/2014/0643/PLAH	Date:	15-May-2014
Case Officer:	Mrs Jenny Margetts		
Ward:	Leith Hill	PSH/Area:	Capel
Applicant:	Mr P Walker-Duncalf		
Location:	Broome Hall House, Broomehall Road, Coldharbour, Dorking, Surrey, RH5 6HJ		
Proposal:	Conversion of roof space to form habitable accommodation.		
Response:	The Parish Council OBJECTS to the proposed conversion which required an alteration to the roofscape which would have an adverse and unacceptable impact upon its character in a visually sensitive location.		

8. PHASE 2 OF GATWICK AIRSPACE CONSULTATION

The Parish Council will provide initial advice to the community on issues to be addressed in response to the Airspace Consultation. The guidance will be agreed by the Parish Council at the next meeting of the CPC Planning Committee on 7th July, 2014 with a final submission being considered on 4th August, 2014.

9. THE NEXT MEETING OF THE PLANNING COMMITTEE WILL BE ON MONDAY 7th JULY 2014 at 7.30pm in Capel Village Hall. The Planning Committee will report to the following meeting of the Parish Council.

Appendix 1

Speakers in relation to Site BG09

BG09

Justin Flashman: Breakespear Farm, Old Horsham Road – the Old Dairy, Breakespear Farm.

Cllr Caroline Salmon, Bramble Cottage, Horsham Rd

Charles Turner, Newdigate Road

Ann Flamminger, Jersey Farm, Moorhurst Lane

Kate The, The Coach House, Capel Leyse, Moorhurst Lane

Paul Harbord The Firs, Horsham Rd

Fiona Good, Oak End

Pam Marsh, Paddock Grove

Andrew Marsh, Paddock Grove

Angela Love, Anstiebury Close

Elizabeth Cotton, Arnolds, Ockley Road

Peta Craven, Rickwood Park, Horsham Road

Tom Greenway, Hillcrest, Misbrooks Green Road

Adrian Jones, Newdigate Road.

Jan Harbord, The Firs, Horsham Road

Appendix 2

Mole Valley Planning Timetable (provisional)

- (i) Initial G.B. Sites Consultation – completed;
- (ii) Supplementary G.B. Sites Consultation 9/6 – 21/7/2014;
- (iii) Draft Housing & Traveller Site Consultation Plan January 2015 (6 weeks) – this to detail the most appropriate sites;
- (iv) Submit proposals to The Planning Inspectorate (April/May 2015);
- (v) Planning Enquiry (about) September 2015;
- (vi) Inspector's Report early 2016 – if the plan is found to be sound it will be binding.