

CAPEL PARISH COUNCIL

MINUTES OF PLANNING COMMITTEE held on Monday April 7th 2014

1. APOLOGIES FOR ABSENCE: Mr Dale, Mr Salter, Mr Cox

2. IN ATTENDANCE: Mr Garber, Mr McLachlan, Mrs Pearson, Mrs Schryver, Mrs Watson, Mr Ball and Mrs Coke the Clerk. One member of the public, Ms A Dorman (4 Crockers Wood Cottages) for part of the meeting

3. DECLARATION OF INTEREST: None

4. MINUTES: The minutes of the Planning Committee March 3rd 2014 were agreed as a correct record.

5. MATTERS ARISING:

PUBLIC QUESTIONS: Annette Dornan No 4 Crockers Cottages spoke on behalf of residents at nos.1,2 & 4 of their issues with MO/2014/0392. In summary (i) the new plans are more in keeping with the character of the area (ii) reduced to 4 beds is good (iii) the extension fills less of the gaps between the properties. (iv) dormer window at back gives rise to privacy issue as the whole of back garden of No 4 is visible from the window.(v) intrusion because side door faces side of No 2 (vi) infrastructure issues of 4 beds + 3 baths producing more waste than shared septic tank can handle. Cottages originally for forestry workers. Residents pay £480 annually for tank to be emptied ie 4K litres /yr. A larger tank would need to be installed to handle increased waste. Existing residents would have difficulty paying (vii) Sole pipe for cold water; pressure already drops when others running water so would need to lay new water main.

6. PLANNING APPLICATIONS – To consider and recommend for adoption Planning Applications received between March 17th and April 7th 2014

Application Ref: MO/2014/0339/PLA

Date: 07-Mar-2014

Case Officer: Mr Donncha Murphy

Ward: Beare Green

PSH/Area: Capel

Applicant: Mr & Mrs Thomson

Location: Melville House, Newdigate Road, Beare Green, Dorking, Surrey, RH5 4QD

Proposal: Erection of 2 No.chalet style dwellings, conversion of barn to dwelling and associated garaging, landscaping and access.

Response: Councillors object to this proposal on the grounds that 1) a Certificate of Lawfulness has been refused by MVDC (MO/2014/0046) 2) the site lies in the Green Belt with no justification for policy relaxation 3) the application fails to meet / overcome the Green Belt Tests 4) the Environment Agency objects to the application and recommends refusal of PP until a satisfactory FRA (Flood Risk Assessment) has been submitted.

Application Ref: MO/2014/0392/PLAH

Date: 17-Mar-2014

Case Officer: Mrs Jenny Margetts

Ward: Leith Hill

PSH/Area: Capel

Applicant: Mrs M Webb-Jenkins

Location: 3 Crockers Wood Cottages, Wolvens Lane, Coldharbour, Dorking, Surrey, RH5 6HE

Proposal: Erection of two storey side extension following demolition of existing single storey side extension and creation of 2 No. rear dormer windows. (Resubmission of MO/2013/1727.)

Response:

Front elevation: design is appropriate, would not have any adverse impact. Rear elevation: Dormer window generally addresses Councillor's concerns but resident at no.4 (in attendance at the meeting) stated that dormer window directly overlooks entire garden of No.4. Side door is alien / unnecessary – intrusive because faces side of No 2. Shared septic tank with no capacity for additional drainage. In event that PP granted this property would need its own independent water and drainage with no cost falling to nos 1, 2 & 4. Fenestration style to rear elevation is out of context, all windows should be identical in style to original in this rural location. An increase to 4 beds would reduce its affordability in a location where there is already a limited stock of affordable housing.

Application Ref: MO/2014/0435/DEA

Date: 27-Mar-2014

Case Officer: Mrs Megan Rowe

Ward: Capel, Leigh & Newdigate

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

Applicant: Mr N Kenward

Location: Arnwood Farm, Rusper Road, Newdigate, Dorking, Surrey, RH5 5BX

Proposal: Prior notification for the erection of a fodder and machinery building of 21 metres x 18.2 metres.

Response:

In principal Councillors have no objection to the use, but consider that the building should be located to the north to minimise the visual impact from Rusper Road and should be seen as part of a consolidated series of agricultural buildings.

Application Ref: MO/2014/0226/PLAH

Date: 24-Mar-2014

Case Officer: Mrs Megan Rowe

Ward: Leith Hill

PSH/Area: Capel

Applicant: Mr & Mrs Perry

Location: 5 Broome Hall, Broomehall Road, Coldharbour, Dorking, Surrey, RH5 6HJ

Proposal: Erection of side conservatory extension to replace existing glass roofed canopy / lean. Loft conversion together with associated internal works and insertion of Conservation roof lights.

Response: This was considered in two parts. Part 1 side conservatory extension: Councillors have no objection to the conservatory.

Part 2: Loft conversion together with associated internal works and insertion of Conservation Roof Lights: The application is for 2 roof lights, 3 are shown in drawings. Inappropriate to have windows in roof space. Roof lights will have significant and adverse effect on character of building. Does not conform to NPPF / Policy re conservation. Councillors object to part 2 Loft conversion etc.

7. BROOK COTTAGE

MVDC CEO's offer of a meeting with the MVDC Development Control Manager to find a way forward in resolving the current issue of occupation of the Brook Cottage site had been turned down. Mrs Schryver to contact Ms Rees further.

8. EUROPA OIL AND GAS Ltd

Barton Willmore acting for Europa Oil & Gas in respect of the submission of a 'planning application for the proposed underground drilling of an exploratory hydrocarbon borehole to be drilled from land at Bury Hill Wood Quarry, Coldharbour Lane, Capel, Surrey' had had their request to post a notice to this effect on the Coldharbour notice board rejected by CPC. A letter in reply had been copied to Cllr Watson and Alan Stones to the effect that the PC disputes the description of the proposed site as above and asked that the complaints be registered on the file of the associated planning application.

9. GATWICK

1. 3 Options are given in the consultation. GACC's request for the option of 'No Second Runway' had been ignored.
2. CPC's response to the Airports Commission in 2013 had included reference to the proposed development in the NE Sector of Crawley. This development falls directly in line with the proposed 2nd runway. Now imminent the development will include up to 1,900 homes, a primary school, community centre, office and industrial space and parkland. Taken in context with the WHO Guidelines on Community Noise (April 1999), CPC will hold a local press briefing initially with the Dorking Advertiser to put its case. The Clerk to arrange a date with the appropriate journalist to meet Cllrs. Garber and McLachlan.
3. Response notes to be drawn up by Cllrs Garber and McLachlan for discussion at PC meeting 14.04.14 with draft response for consideration at meeting of Planning Committee 12.05.14

10. THE NEXT MEETING OF THE PLANNING COMMITTEE WILL BE ON MONDAY 12th MAY 2014 at 7.30pm in Capel Village Hall Committee Room. The Planning Committee will report to the following meeting of the Parish Council. The meeting of the Planning Committee will be followed immediately by a meeting of the Finance Committee (approx. 8.15pm)