

CAPEL PARISH COUNCIL

MINUTES OF PLANNING COMMITTEE held on Monday February 3rd 2014

1. APOLOGIES FOR ABSENCE: Mr Dale, Mr Ball

2. IN ATTENDANCE: Mr Garber, Mr McLachlan, Mrs Pearson, Mrs Schryver, Mr Salter, Mrs Watson and Mrs Coke the Clerk. Five members of the public were in attendance

3. DECLARATION OF INTEREST: None

4. MINUTES: The minutes of the Planning Committee January 6th 2014 were agreed as a correct record.

5. MATTERS ARISING: None

PUBLIC QUESTIONS: re Planning Application MO/2013/1727 Annette Doman, resident at 4 Crocker's Wood Cottages since 1987 stated she had no objection in principle to the application but that in terms of size and design the extended building would not be in keeping and would dominate the other 3 cottages. The dwelling, which is within the AONB and Area of Great Landscape Value, is within 50m of the Conservation Area. Crocker's Wood Cottages were built in 1954 by the Min of Ag Fisheries and Food as modestly sized tied cottages. With 8 Dormer windows there would be a total of 13 windows and 5 bedrooms. The property can be seen from the village centre. The existing lack of infrastructure relating to mains waste and water would be compounded by the increase to 3 bathrooms.

6. PLANNING APPLICATIONS – To consider and recommend for adoption Planning Applications received between January 20th 2014 and February 3rd 2014

Application Ref:	MO/2014/0046/ECL	Date:	10-Jan-2014
Case Officer:	Mr Donncha Murphy		
Ward:	Beare Green	PSH/Area:	Capel
Applicant:	Mr & Mrs J Thomson		
Location:	Melville House, Newdigate Road, Beare Green, Dorking, Surrey, RH5 4QD		
Proposal:	Certificate of lawfulness for an existing use in respect of the use of part of the land for the breaking, storage and sale of Jaguar car parts and components for a period in excess of 10 years.		
Response:	Councillors consider that 1) The garages are not on the land marked blue. 2) The Planning Permissions submitted in support of an application for a Certificate of Lawfulness relate to residential use NOT commercial use 3) A licence was granted but does not demonstrate continued use. 4) A Certificate for motor salvage issued in 1997 does not demonstrate continuous use. 5) The applicant has failed to demonstrate use for 10yrs justifying a certificate of continuous usage.		

In the event that a Certificate of Lawfulness is not issued and planning permission is required the Parish Council would object to the proposed use due to the proximity to other residential properties and the activities being antisocial.

There have been continuous complaints from local residents over many years regarding antisocial activities at this property. Had these activities been followed up with enforcement several years ago this matter need not have dragged on as it has.

Application Ref: MO/2013/1727/PLAH

Date: 16-Jan-2014

Case Officer: Mrs Jenny Margetts

Ward: Leith Hill

PSH/Area: Capel

Applicant: Mr 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 single storey side extension.

Response:

Councillors consider the proposal would be a movement away from the prevailing character. The dormer windows and fenestration are completely out of character and alienate what there is at present. This is a disproportionate addition in terms of size, it compromises the existing dwelling and detracts from the AONB and conservation area and impacts on the local historic character and has no regard to the space around the dwelling. The plans also fail to respond to the NPPF. Councillors are concerned that granting PP would reduce the amount of affordable housing stock available in Coldharbour. (Cllr McLachlan to contact the Conservation Officer).

Brook Cottage

A modified design for a replacement dwelling had been submitted to the Parish Council by the landowner's architect. The plans show a smaller dwelling than that originally submitted but it is in keeping and generally addresses the previous size and scale issues. A letter including a copy of the plans to be submitted to Chris Robertson MVDC and copied to Andrew Bircher.

7. Update on Pre application for proposed solar PV panels – No further action to be taken until receipt of a planning application as per Min. Ref. 035e 20.01.14

8. Housing and Traveller Sites Plan Consultation document

The attached document of representations by Capel Parish Council (as discussed at Min. Ref.036A 20/01/14 had been prepared and it was agreed it should be dispatched to the MVDC Planning Policy team.

9. Project OverHall: The extension of the lease will not be formalised until the end of February. Builder's quotes are currently being sought by the hall committee. Need to ensure that price is fixed for several months. The project will be presented at the Annual Parish Meeting in the Beare Green Village Hall on Monday 10th March 2014.

10. Weald School Development update.

A meeting with Mrs Davis and representatives from the Diocese and School Governors had been arranged for Thursday March 6th at 1.00pm at The Weald School. Details for the refurbishment option with costings are to be studied in advance of the meeting. Mr Ball to stand in for Mr Salter at the meeting.

11. THE NEXT MEETING OF THE PLANNING COMMITTEE WILL BE ON MONDAY 3RD MARCH 2014 at 7.30pm in Capel Village Hall Committee Room. The Planning Committee will report to the next meeting of the Parish Council on Monday February 17th