

CAPEL PARISH COUNCIL

MINUTES OF PLANNING COMMITTEE held on Monday January 7th 2013.

1. APOLOGIES FOR ABSENCE: Mr Cox, Mr McLachlan

2. IN ATTENDANCE: Mr Garber (Chairman) Mr Dale, Mrs Schryver, Mrs Pearson, Mr Salter and Mrs Coke the Clerk. Mr Ralph Godwin and Miss Godwin were in attendance together with Mr Angus Farquhar (Mr Godwins agent), Mr C Viret and Mr K Webster from Crest Nicholson

3. DECLARATION OF INTEREST: None

4. MINUTES: The minutes of the Planning Committee December 3rd 2012 were agreed as a correct record.

5. MATTERS ARISING: Matters relating to the loss of grants for the refurbishment of Beare Green Village Hall would be deferred until the full Council meeting on 21st January.

PUBLIC QUESTIONS: None

6. PLANNING APPLICATIONS: To consider and recommend for adoption Planning Applications received between December 17th 2012 and January 7th 2013

Application No.: MO/2012/1734/PLAH **Date:** 19-Dec-2012

Case Officer: Mrs H Clarke

Ward: Beare Green **PSH/Area:** Capel

Applicant: Mr & Mrs Mansfield

Location: Endley Severals, Springwell Road, Beare Green, Dorking, Surrey, RH5 4RN

Proposal: Erection of first floor extension, roof alterations including the insertion of 1 No. dormer window on side elevation and 1 No. rooflight on front elevation and re-positioning of front door.

Decision: Roof light to front elevation is crude and inconsistent with the size of the building. The side dormer is inappropriate in shape and will impact on the privacy of the immediate buildings. Councillors recommend refusal.

7. Godwins Site, Beare Green:

1. Colin Viret and Kim Webster who are fronting the Crest Nicholson development, gave a presentation on the development prior to the **public exhibitions to be held at Beare Green Village Hall on Friday 11th January 2013 – 3.30pm till 4.30pm for Councillors and 4.30pm till 7.30pm for members of the public.**
2. Up to date plans will be available at the exhibitions and prior to the formal planning application being submitted at the end of January 2013. The PC requires 8 hard copies of the plans, one full scale plus a copy of the D&A statement.
3. It was requested that a formal resolution be tabled at the meeting of the full Council on 21st January that the Parish Council can demonstrate its full support for the Godwins site development.
4. The site is 1 hectare (2.2 acres) in area with 24 proposed dwellings.
5. A Planning Brief had been adopted by Capel Parish Council in September 2011. The Brief had been drawn up by the Parish Council in consultation with Mole Valley District Council and had been subject to consultation with the community and the

landowner's representatives. It had gone out to tender the successful bid going to Crest. Other Crest sites had been visited to establish the quality of the developments.

6. The Development Brief originally included Wren Cottage and Little Breakespear but Wren Cottage will now remain a single dwelling outside the development with Little Breakespear remaining as part of the development. There have been ongoing discussions between Crest and Godwin's agent also taking on board comment from the first public exhibition.
7. There would be a balanced mix of dwellings with affordable and privately owned, in total 24 units. There would be a range of roof forms, gables etc and greener schemes – protected gardens etc.- the idea being not to allow any extensions. There was discussion around whether conservatories could be built.
8. All schemes would have covenants.
9. The individuality of houses, mix and quality of materials was praised.
10. All buildings would have 10% renewables.
11. There would be a good scheme of trees, retaining many of those existing
12. 106 Agreements would be covered by the lawyers when Heads of Terms were agreed.
13. Cycle rack at station and wooden posts on verges Old Horsham Rd to be included in agreement.

8. Europa Oil: Any further information at the full meeting of the Council on 21st January.

9. DATE OF NEXT MEETING: Monday 4th February 2013 at 7.30pm in the Committee Room at Capel Village Memorial Hall. Interim Planning Applications will be considered at the meeting of the Full Council on Monday January 21st 2013.