

CAPEL PARISH COUNCIL

MINUTES OF PLANNING COMMITTEE held on Monday December 3rd 2012.

1. APOLOGIES FOR ABSENCE: Mr Cox, Mr Salter

2. IN ATTENDANCE: Mr Garber (Chairman) Mr McLachlan, Mr Dale, Mrs Schryver, Mrs Pearson and Mrs Coke the Clerk. 1 member of the public (Mr Peter Collis- Beare Green) was in attendance

3. DECLARATION OF INTEREST: None

4. MINUTES: The minutes of the Planning Committee November 5th 2012 were agreed as a correct record.

5. MATTERS ARISING: None

PUBLIC QUESTIONS: In response to Peter Collis's questions:

In its Press Release (18.06.12) the PC had indicated that a ceiling of £200,000 would be paid by the PC towards the refurbishment / rebuild of BG Village Hall. However, since the time of the Press Release circumstances have changed in that not all of the land is to be included in the proposed development (Wren Cottage and Little Breakspear are no longer included) which has an effect on the value of the easement receipt to be made to the PC.

This is subject to full funding of the project and full details of a) what the money would be used for b) subject to Planning Permission c) securing the contract for its construction d) the PC's arrangement is with the landowner e) the PC has not seen a budget for the hall works or any signed contracts f) the capital raised from the sale of the easement will not be used solely for the hall refurbishment g) the PC needs to see details of the capability of the project being fulfilled h) the site is in the Green Belt.

6. PLANNING APPLICATIONS – To consider and recommend for adoption Planning Applications received between November 19th and December 3rd 2012

Application No.: MO/2012/1584/PLAH **Date:** 20-Nov-2012

Case Officer: Mrs Helen Rennie

Ward: Capel, Leigh & Newdigate **PSH/Area:** Capel

Applicant: Mr & Mrs P King

Location: 7, Mortimer Road, Capel, Dorking, Surrey, RH5 5LB

Proposal: Erection of single storey front, side and rear extensions, conversion of garage to habitable accommodation and erection of part upper storey, part two storey extension.

Response: Involves a significant increase in terms of plot and relationship between No7 and 6 taking it to the boundary of 6.

PC has no objection but requests that should PP be granted that no further extensions should be considered.

7. Godwins Site, Beare Green:

- 1) Significant delays had occurred because of issues with the adjoining owner
- 2) There had been positive negotiations with MVDC
- 3) Two key points had been emphasised at a meeting between Hedleys Solicitors and the vendor's agent to be included in the agreement (i) provision of a bicycle shelter at the rail station. (ii) Protection of the verge off the northern slip road into Beare Green. All other matters would be covered in the S106 agreement and Compulsory Infrastructure Levy.
- 4) The Planning Application was ready to go as soon as the contract was finalised (within the week) There would be a statutory 12 wk consultation with the application before the Development Control Committee in March 2013.
- 5) Hard copies of plans had been requested.

6) Plans are for 24 dwellings

7) Crest has said that in the event of PP being granted they would be prepared to provide management advice on the reconstruction of the Village Hall.

8. Brook Cottage, Capel (MO/2012/1275)

The application would come before the Development Control Committee on 5th December. The Officers Report had been biased, inaccurate and misleading in policy terms. The proposed development would hardly be visible either from the road or any neighbouring properties. It is not open visibly and lengths had been taken in drawing up the plans to ensure the surrounding trees are retained.

All 30 Members of the Development Control Committee had been contacted by hand delivered letter underlining the PC's original response to the application and addressing the points laid out in the Officer's Report.

9. Eurpoa Oil

Surrey is not intending to resist the High Court challenge. Clarification is being sought re whether this is the decision of the Planning Committee or Officers' decision and whether Alan Stones was the Officer recommending.

A letter to be drafted to Alan Stones, Cllr Clack and Paul Beresford. The PC should go above Alan Stones and go to the press because it is a matter of public interest.

10. DATE OF NEXT MEETING: January 7th 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 December 17th 2012.