

## CAPEL PARISH COUNCIL

**MINUTES OF PLANNING COMMITTEE** held on Monday November 5<sup>th</sup> 2012.

**1. APOLOGIES FOR ABSENCE:** Mr Roche, Mr Cox, Mr Garber, Mr Salter

**2. IN ATTENDANCE:** Mr McLachlan, Mr Dale, Mrs Schryver, Mrs Pearson and Mrs Coke the Clerk. 10 members of the public were in attendance

**3. DECLARATION OF INTEREST:** None

**4. MINUTES:** The minutes of the Planning Committee October 1<sup>st</sup> 2012 were agreed as a correct record.

**5. MATTERS ARISING:** None

**PUBLIC QUESTIONS:** 1) Richard Abrehart (The Plough)-Barn too high, too long, blocks view from the pub. Don't want to look out on solar panels. Not in keeping. Look onto it from first floor windows in village centre.

Max Rosenberg (Crockers Wood Cottis)-Solar panels on Barn will be seen from conservation area. Both applications would affect local area and residents. Large, deep barn. Need for barn has not been demonstrated under present circumstances. Live 8m away from proposed barn windows.

Roger Simpson (Clock Cottage)- Barn will impact on neighbours closer to the boundary. Combined effect of both applications increases the number of windows and the risk of overlooking.

Brian Forsyth (The Barn at Crockers Farm) – Both applications constitute undesirable development in a Greenfield village. Development beyond the conservation area; bulk and size impacts on AONB. Solar panels are in an inappropriate location- reflective glass is inappropriate material. Piecemeal development, could set precedent for further residential development. Impacts on neighbours opposite. Light pollution.

Mr & Mrs Nelson (applicants) – Confirmed height of barn as 2.98m. Ground floor windows will be below height of fence. No additional accommodation on farm. View of Crockers Wood Cottages is broken. Position of Barn respects parking spaces.  
Public were thanked for attending.

**6. PLANNING APPLICATIONS** – To consider and recommend for adoption Planning Applications received between October 1<sup>st</sup> and November 5<sup>th</sup> including MO/2012/1295 and MO/2012/1296 deferred from 17.10.12

|                         |   |                  |                                       |
|-------------------------|---|------------------|---------------------------------------|
| <b>Application No.:</b> | MO/2012/1293/PLA  | <b>Date:</b>     | 03-Oct-2012                           |
| <b>Case Officer:</b>    | Mr Aidan Gardner  |                  |                                       |
| <b>Ward:</b>            | Capel, Leigh & Newdigate,<br>Within 20m of Oakwood Ward   | <b>PSH/Area:</b> | Capel, Within 20m of<br>Ockley Parish |
| <b>Applicant:</b>       | Mrs Wills, Ells Farm  |                  |                                       |
| <b>Location:</b>        | Ells Farm, Dorking Road, Kingsfold, Horsham, West Sussex, RH12 3SD  |                  |                                       |
| <b>Proposal:</b>        | Erection of agricultural barns to provide meat curing, drying, butchering and preparation areas.  |                  |                                       |
| <b>Response:</b>        | Similar to scheme recommended for refusal by CPC and refused by MVDC in July 2012 & submitted to appeal to PINS against that refusal. Circumstances have not changed in any respect. Business Plan fails to demonstrate any reason to warrant granting of PP. Whole business activity is unrelated to any other activity and applicants have no demonstrable experience in this or any other similar activity to support the proposal |                  |                                       |

**Application No.:** MO/2012/1376/PLAH                      **Date:** 17-Oct-2012  
**Case Officer:** Mrs H Clarke  
**Ward:** Capel, Leigh & Newdigate                      **PSH/Area:** Capel  
**Applicant:** Mr & Mrs P Watts  
**Location:** 4, Mortimer Road, Capel, Dorking, Surrey, RH5 5LB  
**Proposal:** Erection of single storey side extension following demolition of existing garage.  
**Response:** No objection

**Application No.:** MO/2012/1295/PLA                      **Date:** 24-Sep-2012  
**Case Officer:** Donncha Murphy  
**Ward:** Leith Hill    **PSH/Area:** Capel  
**Applicant:** Mr & Mrs T Nelson  
**Location:** The Livery, Crockers Farm, Abinger Road, Coldharbour, Dorking, Surrey, RH5 6HE  
**Proposal:** Erection of storage barn with Groom's accommodation above.  
**Response:** Councillors have considered this application at length and after hearing the views of residents overlooking or adjacent to the site and who expressed considerable opposition to the proposal in terms of the height of the building, the positioning of the solar panels and the positioning of the building in relation to the site boundary.  
The Parish Council makes the following comments:

- Councillors are deeply unhappy about the positioning of the solar panels to overlook the street. These can be viewed from the village centre, particularly from first-floor windows.
- An alternative position for the solar panels, if there is insufficient light on the north facing side, would be to place them at ground level.
- The trees in front of Crockers Wood Cottages are deciduous and when not in leaf the barn will be clearly visible from the cottages.
- Councillors consider that the barn is too high and that it would be preferable to have it as a single storey with the Groom's accommodation on the same level as the stables.
- The positioning of the barn would be acceptable to Councillors if it remains where it is BUT as a single storey building.
- If the building remains as a two storey building it should be moved right to the edge of the north western boundary as far north as possible so that it not visible from Crockers Wood Cottages.

**Application No.:** MO/2012/1296/PLAH

**Date:** 24-Sep-2012

**Case Officer:** Miss Jenny Rushton

**Ward:** Leith Hill

**PSH/Area:** Capel

**Applicant:** Mr & Mrs T Nelson

**Location:** Crockers Farm House, Crockers Farm, Abinger Road, Coldharbour, Dorking, Surrey, RH5 6HE

**Proposal:** Removal of part single / part two storey rear extension of existing dwelling; erection of front porch and part single / part two storey rear extension with associated works.

**Response:** Councillors consider that in respect of the 2008 application, the present proposal is significantly smaller and has addressed the issues of size, scale, mass and bulk. Councillors do not consider that the proposals will prejudice the character and appearance of the Coldharbour Conservation Area in general and this location in particular. The Council considers that the AONB and AGLV designations will not be compromised and that the application will be in compliance with the Mole Valley Core Strategy and the saved Policies of the Mole Valley Local Plan.  
The Parish Council has no objection to the proposal.

**7. DATE OF NEXT MEETING:** December 3<sup>rd</sup> 2012 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 November 19<sup>th</sup> 2012.