

CAPEL PARISH COUNCIL

MINUTES OF PLANNING COMMITTEE held on Monday October 1st 2012.

1. APOLOGIES FOR ABSENCE: Mr Roche, Mr Cox

2. IN ATTENDANCE: Mr Garber, Mr Dale, Mrs Schryver, Mrs Pearson, Mr McLachlan, Mr Salter and Mrs Coke the Clerk.

3. DECLARATION OF INTEREST: None

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

5. MATTERS ARISING: None

6. PLANNING APPLICATIONS – To consider and recommend for adoption Planning Applications received between September 17th and October 1st 2012 Including MO/2012/1202 deferred from 17.09.12

Application No.: MO/2012/1202/PLA **Date:** 06-Sep-2012

Case Officer: Miss Caroline Spencer

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

Applicant: Mr D Lloyd, Beare Green Village Hall Committee

Location: Beare Green Village Hall, Merebank, Beare Green, Dorking, Surrey, RH5 4RD

Proposal: Erection of single storey extension to south and south-west elevations, and an upper storey extension over existing kitchen and stores. Improvements to car park and various internal alterations.

Response: Councillors support the scheme. The PC appreciates being given access to full-scale plans and all relevant documents.

There is no problem with the aesthetics. There are two design issues which the PC will relay direct to the architect for discussion (i) The vulnerability of the glassed area overlooking the play area and car park (ii) Safety concerns regarding the above glassed area and the lack of fencing up to the building.

Application No.: MO/2012/1222/PLA **Date:** 10-Sep-2012
Case Officer: Miss Jenny Rushton
Ward: Beare Green **PSH/Area:** Capel
Applicant: Reigate Beekeepers Association
Location: Henfold Apiary, (land opp. Northcote), Henfold Lane, Beare Green, Dorking, Surrey, RH5 4RP
Proposal: Erect single storey wooden clubhouse and lay 4m wide grasscrete along part of access way from main entrance on Henfold Lane.
Response: The PC has had regard to the issue of building in the Green Belt not being in accordance with policy. However, Councillors consider that recreational activities should be provided with premises of appropriate size and scale and therefore support the application.

This is a rural / countryside activity which will have ecological, nature conservation and environmental benefits

Application No.: MO/2012/1229/PLAH **Date:** 10-Sep-2012
Case Officer: Mrs Helen Rennie
Ward: Beare Green **PSH/Area:** Capel
Applicant: Mr A Lloyd
Location: The Willows, Horsham Road, Beare Green, Dorking, Surrey, RH5 5LF
Proposal: Retention of 8 bay carport and landscaping.
Response: The situation has not changed since the PC's response to MO/2012/0132 in finding the proposal unacceptable and the PC also reiterates the reasons for refusal by Mole Valley. The structure does not relate to the dwelling, is excessive in relation to the scale of the dwelling and is considered to be inappropriate development. Councillors do not consider there are any very special circumstances that clearly outweigh the harm caused by reason of inappropriateness and any other harm.

Application No.: MO/2012/1234/PLAH **Date:** 10-Sep-2012
Case Officer: Mrs Helen Rennie
Ward: Beare Green **PSH/Area:** Capel
Applicant: Mr A Lloyd
Location: The Willows, Horsham Road, Capel, Dorking, Surrey, RH5 5LF
Proposal: Retrospective application for erection of 4 bay garage.
Response: The situation has not changed since the PC's response to MO/2012/0132 in finding the proposal unacceptable and the PC also reiterates the reasons for refusal by Mole Valley. The structure does not relate to the dwelling, is excessive in relation to the scale of the dwelling and is considered to be inappropriate development. Councillors do not consider there are any very special circumstances that clearly outweigh the harm caused by reason of inappropriateness and any other harm.

7. BROOK COTTAGE, CAPEL

New full-scale plans had been submitted to the PC and to Mole Valley but as yet a planning number had not been allocated. The applicants have had regard to the PC's comments on Design and Access and once a numbered Planning Application is received by the PC, it would be recommended that a

letter of support be sent to the Development Control Committee and the two local District Councillors. The application would be for a replacement building outside the main village development.

8. UPDATE ON GODWINS SITE

Submission of a Planning Application is imminent

9. CLOCKHOUSE

Further to a meeting with Hansons it appeared that suggestions for a Retirement Village or Countryside Park had been put forward. Hansons are keen to work with the PC. Consultants have been approached. The site is currently a SCC mineral site. Cllr Clack has been contacted.

10. RESULT OF EUROPA OIL APPEAL

Verdict - The Appeal is Dismissed A very careful assessment of the issues had taken place and a clear decision in favour of LHAG and CPC had resulted. All points had been addressed but the overriding, insurmountable issue in the decision to dismiss the Appeal was the impact on the Green Belt.

11. EFFECTS OF PROPOSED NEW PLANNING LEGISLATION

Documentation on this has not been forthcoming.

LDF Site Allocations:

It was pointed out that if the Parish indicated to MVDC its intention to proceed with a Neighbourhood Plan that sites would not be considered by MVDC if they were in the Neighbourhood Plan.

The Planning Committee would recommend to the next full meeting of the PC that a resolution is passed to the effect that the PC notify MVDC of its intention to proceed with a Neighbourhood Plan.

Mr Garber to seek further clarification on any new government planning regulations and on the need for /use of referenda in the context of NP's.

12. DATE OF NEXT MEETING: November 5th 2012 at 7.30pm in the Committee Room at Chapel Village Memorial Hall. Interim Planning Applications will be considered at the meeting of the Full Council on October 15th 2012.