

MINUTES OF PLANNING COMMITTEE held on Monday April 30th 2012.

1. APOLOGIES FOR ABSENCE: Mr Roche

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

3. DECLARATION OF INTEREST: Mr McLachlan declared a personal interest in the Europa Oil appeal

4. MINUTES: The minutes of the Planning Committee April 2nd 2012 were agreed as a correct record.

5. MATTERS ARISING)(I) Ref:8/ In light of information received subsequently to the PC meeting 16.04.12, the Clerk to seek clarification from Jack Straw re. the MV housing supply shortfall in relation to NPPF, MV Core Strategy and MV Land Allocation Strategy.

6. PLANNING APPLICATIONS – Received April 16th to April 30th 2012

Application No.: MO/2012/0132/PLAH **Date:** 10-Apr-2012

Case Officer: Mrs Megan Rowe

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

Applicant: Mr A Lloyd

Location: The Willows, Horsham Road, Beare Green, Dorking, Surrey, RH5 5LF

Proposal: Erection of detached wooden garage and detached wooden car-port.

Response: Councillors find the proposal unacceptable and feel that this should be a building structure that relates to the dwelling. It should be in a location in close proximity to the house or where it is not unsightly to the neighbours.

In the event that planning permission is refused and a new proposal submitted, it should be personal to the applicant.

Application No.: MO/2012/0411/PLAH **Date:** 02-Apr-2012

Case Officer: Mrs Megan Rowe

Ward: Beare Green, Leith Hill, Within 20m of Beare Green Ward, Within 20m of Leith Hill Ward **PSH/Area:** Capel

Applicant: Mrs S Bock

Location: Minnickfold Cottage, Anstie Lane, Coldharbour, Dorking, Surrey, RH5 4LP

Proposal: Retrospective application for erection of 4m length of rail and post fencing with double gate at front of property.

Response: No objection

Application No.: MO/2012/0465/ECL **Date:** 28-Mar-2012
Case Officer: Donncha Murphy
Ward: Beare Green **PSH/Area:** Capel
Applicant: Mr T Flannery, Rockbridge Estates Ltd
Location: Land adjacent to Leith House, Ockley Road, Beare Green, Dorking, Surrey, RH5 4PU
Proposal: Certificate of lawfulness for an existing development in respect of the 'summerhouse' having been completed for a period in excess of 4 years.
Response: Councillors consider there is no discernable difference between this and application MO/2012/0111 and that as previously stated, the applicant has not demonstrated that the existing building is lawful.

Application No.: MO/2012/0471/PLAH **Date:** 11-Apr-2012
Case Officer: Mrs Helen Rennie
Ward: Leith Hill **PSH/Area:** Capel
Applicant: Mr Clarke
Location: Plough Haven, Abinger Road, Coldharbour, Dorking, Surrey, RH5 6HD
Proposal: Erection of two storey side extension, single storey front extension and provision of part pitched roof to existing garage.
Response: No regard has been given to the Conservation Area. The plan is out of scale and out of keeping. There is no application for Conservation Area consent. The position taken with regard to the proposal is that planning permission should not be agreed.

Application No.: MO/2012/0530/PLAH **Date:** 13-Apr-2012
Case Officer: Mrs Megan Rowe
Ward: Capel, Leigh & Newdigate **PSH/Area:** Capel
Applicant: Ms J Killick
Location: The Warrens, Horsham Road, Capel, Dorking, Surrey, RH5 5JH
Proposal: Erection of single storey rear extension and new pitched roof over garage.
Response: Councillors support the application

Application No.: MO/2012/0539/PLAH **Date:** 11-Apr-2012
Case Officer: Donncha Murphy
Ward: Capel, Leigh & Newdigate **PSH/Area:** Capel
Applicant: Mr A Merritt
Location: 38, Bakers Way, Capel, Dorking, Surrey, RH5 5JS
Proposal: Erection of two storey side and single storey rear extensions.
Response: Plans remain out of scale and out of proportion. There has been no change since the responses for MO/2010/0421 and MO/2010/1237 and as previously stated the proposal will exacerbate the already cramped parking facilities, compromising traffic movement particularly for service vehicles.

Application No.: MO/2012/0491/PLAH **Date:** 16-Apr-2012
Case Officer: Donncha Murphy
Ward: Leith Hill **PSH/Area:** Capel
Applicant: Mr A Smith
Location: Woodmans Cottage, Broomehall Road, Coldharbour, Dorking, Surrey, RH5 6HF
Proposal: Erection of first floor side extension above garage (renewal of extant permission MO/2010/0441).
Response: No objection

7. UPDATE ON EUROPA OIL

- 1) No further response from David Boswell.
- 2) Pre-Inquiry meeting going ahead on the afternoon of 3rd May 2012 at County Hall, Kingston.
- 3) LHAG fundraising events continuing.
- 4) The Clerk to write to Andrew Bircher expressing concern at: (i) the lack of response to the PC's letter of 19th January 2012 (ii) indirect information received that although MVDC will send strong written representation against planning permission being granted, it is unable to provide a witness to give evidence.

8. UPDATE ON GODWINS SITE

Howard Cundey had sent notification that Provisional Agreement had been reached as follows:

- 1) MV planners will not support the inclusion of Wren Cottage and Little Breakspear.
- 2) The residual site will provide 24 dwellings.
- 3) The value in relation to that part of the site upon PP being granted has been agreed.
- 4) Any additional development within the site will result in a further agreed payment per dwelling.
- 5) Crest will pay the PC costs up to an agreed amount net of VAT
- 6) A non returnable deposit will be paid to the PC upon the agreement being reached regarding the frontage land.
- 7) If PP is refused RG will pay an agreed sum to the PC (including the non returnable deposit) to purchase the frontage land but with the sums agreed becoming payable upon pp being granted.
- 8) The period of ransom will be until approx 2050 (or to the unexpired period of a local plan)
- 9) The benefit of securing 7) is that the sum would be free for the use of the PC

10) We are seeking that Crest make two applications. One will be for the restricted area with the other being on the remainder of the site.

11) As the MV Core Strategy will no longer be of benefit post 27.3.13 with the NPPF prevailing plus the LPA's poor record of delivery and delays in site considerations, the opinion is that an appeal would succeed.

12) The public exhibition is planned for late May with the application/s to be submitted in early July.

13) The PC will support development at all stages ie exhibition, application and appeal.

9. DATE OF NEXT MEETING: June 11th 2012 at 7.30pm in the Committee Room at Capel Village Memorial Hall. The Planning Committee will not meet during May but interim Planning Applications will be considered at the meeting of the Full Council on May 21st 2012.