

**MINUTES OF THE PLANNING COMMITTEE MEETING
HELD ON MONDAY 7 DECEMBER 2020 IN CAPEL PARISH HALL AND REMOTELY**

- 1 **IN ATTENDANCE:** Mr Garber, Mr Ball, Mr McLachlan, Mrs Schryver, Mrs Dale, Mr Salter, Mr Ashwood and the Clerk.

ATTENDING VIA ZOOM: Mr Gary Puckett (Item 5(i), Mr Eliot Morton (Item 5(i), Mr Neil Rummens (Item 5(i), Mr Kevin Shopland and Mr Simon Cryer (Item 6), Mr and Mrs Watson (Item 5ii) and Councillor Caroline Salmon.

- 2 **APOLOGIES FOR ABSENCE:** Mrs Ryan and Mr Cox

The Chairman addressed the meeting and welcomed everyone, especially those joining via Zoom.

- 3 **DECLARATIONS OF INTEREST:** None

4. **PUBLIC QUESTIONS:** The Chairman asked if there were any questions that needed to be raised on any subject not specific to any agenda items. There were no questions raised.

5. **CONSIDERATION OF PLANNING APPLICATIONS:**

- i. **Application MO/2020/1582 – Upper Minnickfold Place, Coldharbour.** This is an amended application for one roof light over stairs removed on north east elevation; reduction in size of dormer and removal of windows, one roof light moved to top of stairs and reduced in size on south west elevation. Enlargement of existing rear dormer window, installation of 8 No. Conservation style roof lights and offsetting of 2 chimney stacks.

The Chairman reviewed the issues with the amended design relating the windows and chimney stack. Councillors was reminded of the background information on previous applications and their refusal by Mole Valley and the appeal which was refused by the Planning Inspectorate.

The revised application is seeking to mitigate the design objections which have been identified. Whilst changes have been made, they do not overcome the fundamental issues of the proposal. Polices within Capel NDP and Mole Valley policies were identified as not being observed.

Mr Puckett addressed the meeting, stating that he believed the changes made did overcome the issues emphasised. The installation of the dormer window has now been moved to the rear of the property, and therefore would be out of the view of the public. This is just an additional dormer and there is already one in place. He considered the loss of privacy as been resolved and moving the chimney stacks will bring them all in line. Mr Puckett mentioned that throughout the village, there were various properties with dormer windows and roof lights, so this was not an irregularity to the village.

The Chairman thanked Mr Puckett and commented that every application is considered on its own merits.

Mr Rummens then addressed the meeting, confirming he lived at the adjacent property known as Minnickfold. He emphasised that comments made regarding the previous applications still apply. The amendments appear to be variations on the same theme, and he considers this still to be a highly inappropriate design which will not do anything to enhance the building or the area. He considers the installation of the dormer window will lead to a loss of privacy and could set a precedence for any future applications. This historic building is in an Area of Outstanding Natural Beauty and should not be abused. Mr Rummens asked for the Council to consider rejecting the application.

The Chairman thanked Mr Rummens and introduced Mr Morton.

Mr Morton said he endorsed Mr Rummens comments. Mr Morton said moving the chimney stacks would reduce the size. He considers the recent amendment does nothing to address any loss of privacy. He emphasised the need to protect and preserve the property.

The Chairman asked members of the Council for their comments. Mr McLachlan said he considered the amendments to hardly make any changes and recommended the application be

refused planning permission. Mr Ball said he considered this application failed on so many policies and agreed it should not be approved.

The Council recommended that this application should be refused Planning Permission.

- ii. **Application MO/2020/1968 – The Dukes Head, Horsham Road, Beare Green.** This is an application for erection of a part single, part two storey, part first floor rear extension and conversion of the building to 8 No. flats with associated parking, bin and cycle stores and alterations to the access and erection of entrance gates, all following partial demolition of the main building and outbuildings. The Chairman said this application had caused significant local comments regarding the loss of the pub and proposed flats given the location on the A24. The application had been supported with a significant amount of detail, but the depth was questionable. The location was an issue, given the history, the Green Belt and the recent loss of the Surrey Hills hotel to housing. This site was never promoted in the Capel NDP. Regard must be given to the location which is onto the busy A24 dual carriageway and the Beare Green roundabout. There is a high accident record in this area and additional housing would have an impact on the A24 and Newdigate road.

Mr Garber mentioned a letter of objection that had been forwarded to the Parish Council and Mole Valley from Mrs Watson. He suggested that this could be an annex to the Council's own response to Mole Valley.

Mrs Watson addressed the meeting, saying that the main concern regarding this application was the road layout and the number of accidents. The noise impact on any property on the site would be considerable and this could be another black spot to the roundabout. Mrs Watson said the report does not have proper regarding to highways and does not identify accident levels and safety considerations.

The Council made comment on the number of parking spaces. The plans do not identify an area for communal waste, and it was considered that one parking space might have to be used for this. Mention was also made of possible contractor and delivery parking when the complex is complete. Would there be visitor spaces for these occasions? It was also mentioned that the proposed plan is for a gated complex. This might cause a delay on entering the complex from the A24 and cause congestion.

Councillor Salmon confirmed that Surrey Highways had not submitted any documentation.

The Councillors debated the loss of the only village pub. With good management the business could be turned around. There are other pubs on A roads that attract customers.

Mrs Dale mentioned the feasibility study the Parish Council is recommending for the A24 and the installation of hatching could change the whole layout.

Mr Ball mentioned the history of the site. This was the main road from London to the coast and the site of The Dukes Head was a staging post.

It was agreed that something was needed in the village as the pub was the only thing that was left. Keeping the pub would enhance the character of the village, be crucial to the community and provide employment.

So far, Mole Valley has received two letters objecting to the change of use.

A response will be drafted, which would be circulated to all Councillors for their agreement before being forwarded to Mole Valley.

6. DEVELOPMENT OF HURST, VICARAGE LANE, CAPEL: Mr Kevin Shopland and Mr Simon Cryer addressed the meeting via Zoom. They emphasised that this was still very early stages in the development of the site and to date no plans have been agreed. They both said they wanted to work with the Council and the village and see what could be done with the site. They welcomed the Council's views and initial thoughts about the type of development. The Council would like to see a development of a maximum of 6 dwellings with ground floor accommodation which will meet the needs of those less able. A development well related to the conservation area and which would not lose the rural character of the neighbourhood. Comment was made as there were delays to the Local Plan an early application for this site would contribute the housing needs of the area.

Mrs Dale asked for off-street parking to be a consideration. This was very important as Vicarage Lane becomes very congested.

Councillor Salmon emphasised the need for Mr Shopland and Mr Cryer to speak to Mole Valley even though plans for the site have not yet been agreed. Mr Garber said the consensus of the Council was one of positive

support and said the Council could write to Mole Valley regarding the inclusion of this site in the emerging plan. He suggested that further meeting be held with the Council to discuss proposals for Hurst.

7. PROPOSAL FOR COLES LANE AND GREENHURST LAND: Mr Garber said this item was for information. The land at Coles Lane and Greenhurst was owned by Mr Marshall. These were controversial sites. Information had been given to Mr Garber advising that there were options on both pieces of land. It was believed that any applications would not be supported.

8. MOLE VALLEY LOCAL PLAN UPDATE/TIMETABLE: Mr Garber explained that the Regulation 19 stage of the process is now expected to be early summer next year. The Regulation 19 stage in early summer next year will be different from the consultation undertaken at the start of 2020. Regulation 19 is a stage of the plan-making process when MVDC will be seeking representations on a proposed 'Submission Version' of its Plan that it intends to submit for Examination. The plan could be adopted toward the end of 2022/early 2023.

9. THE LAKE, HORSHAM ROAD, BEARE GREEN: Mr Garber mentioned this application MO/2019/1275, for permission for the erection of structures to house changing rooms, toilets and a café with office/reception room along with the creation of car parking area all in association with the use of the adjacent lake for fishing. The Council is aware that terms of the approval states "*all in association with the use of the adjacent lake for fishing*". The Council will contact the proprietor and suggest he contacts Mole Valley to have this modified to allow the café to be used independently.

Date of Next Meetings:

Planning Committee meeting – Monday 04 January 2021

Finance Committee meeting – Monday 11 January 2021

Full Parish Council meeting – Monday 18 January 2021

All meetings will be held remotely at 19:30, contact the clerk for joining instructions.