

**MINUTES OF THE FULL PARISH COUNCIL MEETING
HELD ON MONDAY 20 FEBRUARY 2023
AT CAPEL PARISH HALL**

1 IN ATTENDANCE: Mrs Dale, Mr McLachlan, Mrs Schryver, Mr Ashwood, Mr Cox, Mr Salter, Mrs Ryan and the Clerk.
District Councillor Mrs Caroline Salmon.

2 APOLOGIES FOR ABSENCE: Mr Garber and Mr Ball. Surrey County Councillors Helyn Clack and Hazel Watson. District Councillors Mrs Lesley Bushnell and Mr Charles Engle.

3 TO APPROVE THE ACCURACY OF MINUTES OF THE FULL PARISH COUNCIL MEETING 16 JANUARY 2023

The minutes were regarded as a true record of the meeting. All Councillors voted in favour of accepting the records and the minutes were signed by the Chair.

4 TO APPROVE THE ACCURACY OF MINUTES OF THE PLANNING COMMITTEE MEETING 06 FEBRUARY 2023:

The minutes were regarded as a true record of the meeting. All Councillors voted in favour of accepting the records and the minutes were signed by the Chair.

5 MATTERS ARISING:

Mrs Dale addressed the Council regarding Application MO/2023/0089 – Site at Riverdale Farm, Rusper Road, Capel which had been discussed at the last Planning Committee meeting. The application was for the variation of condition 5 of approved planning permission MO/2020/249. The Parish Council had recommended the application be refused and this application is still being considered by Mole Valley. However, information has been received that it appears building work has already started. Evidence has also been provided that waste has been discharged from the site to the highway. The Clerk was asked to report the matters to Mole Valley Enforcement and Environmental Health teams.

6 DECLARATIONS OF INTEREST:

None.

7 PUBLIC QUESTIONS:

None.

8 CLERKS REPORT:

- Surrey County Council have requested the ditches near Barnips, Horsham Road, Beare Green be cleared to alleviate possible flooding. SCC have stressed this is not an urgent matter so clearing will be carried out later in the year.
- Fly tipping has occurred at Wolves Hill, near Clarkes Roundabout. Mole Valley Joint services have been informed, who have passed the details to Mole Valley's Enforcement Team to investigate further as an address was clearly visible on some of the rubbish.
- Capel Cricket Club have confirmed installation of the new cricket nets has now been completed. The Club will be working on signage over the next few weeks. They thank the Parish Council for its support.
- Oakford Homes, promoters of the new development at Breakspear, Old Horsham Road, Beare Green are proposing holding a public exhibition on the 19 and 20 May in the Parish Hall.
- In conjunction with the proposals for the new path along Trig Street, Ibstock Bricks have forwarded information relating to plans for vegetation works on its land.

9 PLANNING APPLICATIONS:

- **Planning Application MO/2022/2158 - Leith Hill Service Station, Horsham Road, Beare Green.** This is an application for the erection of a single storey extension to the existing sales building, erection

of a close boarded timber bin store with 2.5m high double framed gates following demolition of existing. The Councillors discussed the application and had serious concerns regarding the removal of 4 parking spaces outside the sales building, which are being proposed as electric vehicle charging points under application MO/2022/0879. Removing these parking spaces could mean petrol pumps are used not only by customers purchasing fuel but also by shoppers and those using the cash machine. This in turn could instigate a backlog of vehicles onto the busy A24. The site is considered too compact to incorporate the additional activity the 4 charging points will encourage. The Councillors have serious concerns regarding traffic safety and are keen to bring the on-going feasibility study to the attention of Mole Valley Planners. The study is currently being undertaken by Surrey Highways to use paint to make one lane of traffic from the Beare Green turning onto the southbound A24, past the garage to the Beare Green inter-junction making entry and exit onto the A24 safer along that stretch. The Councillors have also been informed that Surrey Highways have budgeted for an average speed camera between Holmwood and Beare Green. The Councillors recommend this application be refused until the decision on the feasibility study has been concluded.

- **MO/2022/0879 – Leith Hall Service Station, Horsham Road, Beare Green.** This is an application for the installation of 4 No. chargers and associated infrastructure. The objections relating to Planning Application MO/2022/2158 should be applied here. The removal of 4 parking spaces for 4 electric charging spaces would cause considerable traffic problems. It was suggested an option might be to halve the proposed number of chargers and locate them in the staff parking bays. It was stressed the feasibility study currently being undertaken by Surrey Highways should be considered before any decision is made on this application. The Councillors recommend this application be refused.
- **Planning Application MO/2021/0311 – White Fawn, Highland Road, Beare Green.** This is an application to replace existing roof over garage with a barn end gable to side elevation, replace existing flat roof to front and rear elevation with barn end gable. The Councillors considered application and agreed the work would improve the appearance of the property. The Parish Council recommended the application be approved.
- **Planning Application MO/2023/0127 – Old Police House, Abinger Road, Coldharbour.** This is an application for the erection of a open canopy porch to the side/rear of the property and changes to windows and doors with 1 No. rooflight to rear. The Councillors considered the application and had no objection to the works, recommending the application be approved.

10. LAND OFF TEMPLE LANE, CAPEL:

A further letter was received from Engleharts Solicitors on 10 February 2023. It is suggested the Parish Council seek legal advice on the specific point of what evidence is required to prove/support prescriptive rights to be 100% sure. A specific definition must be sought. There has been only one item of evidence submitted (which is historical) and the Parish Council has photographic evidence to the contrary. If our position is unchanged by the definition, it is suggested the Parish Council allows them to take us to court at their expense. Both sides will be required to submit evidence to the court, which we have. Free advice will be requested via SALC as to the likely costs should they be awarded against us, so the risk can be determined. However, the Parish Council can always settle at the last minute.

11. PARISH COUNCILLOR RE-ELECTIONS:

All Councillors have now received their election packs with instructions on deadlines for submission.

12. KING CHARLES III CORONATION CELEBRATIONS:

Mrs Schryver confirmed that arrangements for the celebrations over the Coronation weekend have not changed from the last meeting. District Councillor Mrs Salmon informed the Councillors that £400 has been allocated to each ward from Mole Valley District Council to assist with financing celebrations. £200 will be given to Beare Green and £200 to be shared between Capel and Coldharbour. Mole Valley will need information on how the money will be spent. The Coronation Committee will make the decision.

13. REPORTS FROM MEMBERS:

(a) Finance

(i) To agree, approve and Authorise Cash Book entries for month of January 2023:

The bank statement cash book entry for January 2023 was signed by Mrs Dale.

(ii) To agree and approve accounts to 20 February 2023:

Mr Salter addressed the meeting. The precept for the year had been slightly overspent, however some income had been received from other areas. £20,000 has been transferred from the reserve account and it was agreed that any funds left in the current account at the end of March would be transferred back.

The current account balance on 20 February 2023 was £23,973.27 and the balance of the reserve account is £30,353.31.

(iii) To approve and authorise payments of outstanding invoices:

PAYMENTS RECEIVED

Allotment Fee	£30.00
Hall Hire	<u>£86.24</u>

PAYMENTS APPROVED

		VAT	TOTAL
Mrs L Quirk	£45.00		£45.00
Bradley Pearce, Boiler service Landlord Certificate	£330	£66.00	£396.00
The Image Company	£74.00	£14.80	£88.80
Shaw and Sons - Cash Books	£130.00	£26.00	£156.00
Fred Evans Rec Ground path clearing	£1,474.00		£1,474.00
Treeline - Resistograph test Invoice 44531	£100.00	£20.00	£120.00
Treeline - Markham Road Copse Invoice 25490	£2,675.00	£535.00	£3,210.00
39 Essex Chambers - emails	£25.00	£5.00	£30.00
Jane Roberts Payroll Services	£90.00		£90.00
Helpdesq Invoice 12927	£61.45	£12.29	£73.74
Helpdesq Invoice 12738	£51.23	£10.25	£61.48
J Russell February salary	£2,479.40		£2,479.40
HMRC Clerk's income tax	£619.80		£619.80
EDF	£91.98	£3.10	£95.08
OPUS Energy Gas DD	£299.98	£15.78	£315.76
OPUS Energy Electricity DD	£53.17	£2.79	£55.96
Total	<u>£8,605.51</u>	<u>£711.01</u>	<u>£9,316.52</u>

Although approved, payment to HAGS for playground repairs - **£501.30** continues to be withheld until all spares have been received.

(b) Ward Matters for discussion

Coldharbour - (i) Mr McLachlan mentioned that recently fly tipping of chemical waste had been reported on Forestry Commission as it was on their land. There was no immediate urgency in clearing the waste.

Capel – (i) Mrs Schryver asked if any further action had been taken regarding the application for dropped kerbs along The Street to assist wheelchair users. Photographs of the areas where dropped kerbs are required had been forwarded to Surrey County Councillor Helyn Clack and Surrey Highways. Mrs Clack had replied stating that some funding could be available and asking the Parish Council is they would consider match funding. The Councillors agreed to this proposal in principle depending on the total cost. District Councillor Caroline Salmon suggested contacting Mole Valley Access Group as they might be able to offer some assistance. The Clerk will contact Councillor Nancy Goodacre.

Beare Green – (i) Mr Cox mentioned the barriers on the corner of Newdigate Road and the A24 had recently been reinstated. (ii) Mr Cox mentioned that when the grass is cut in the area between the pavement and recreation ground, the contractors continually let the cuttings fall into the ditches. The

Clerk will contact ID Verde and ask them to refrain from this practice in future. (iii) The ownership of the land outside 1 Oak Bungalow, Horsham Road has still not been satisfactorily resolved. There was suggestion that this could be land owned by Surrey County Council. The Clerk will make further enquiries.¹

14 CORRESPONDENCES:

None.

15 URGENT MATTERS AT DISCRETION OF CHAIRMAN FOR NOTE OF INCLUSION ON A FUTURE AGENDA:

Mr McLachlan asked for Byways to be included as an agenda item.

Dates of Next Meetings:

Planning Committee: **Monday 6 March 2023 - CANCELLED**

ANNUAL PARISH MEETING MONDAY 13 MARCH 2023

Full Council Meeting: **Monday 20 March 2023 in Beare Green Village Hall**

Finance Committee: **Tuesday 9 May 2023**

All meetings are held in Capel Parish Hall and commence at 7:30 pm

¹ A plan has been supplied by Mole Valley indicating the area as Common Land. A further application has been made to the Land Registry for confirmation.