

**MINUTES OF THE FULL PARISH COUNCIL MEETING
HELD ON MONDAY 15 APRIL 2024
IN CAPEL PARISH HALL**

- 1. PARISH COUNCILLORS IN ATTENDANCE:** Mrs Dale, Mr Ball, Mr McLachlan, Mr Ashwood, Mrs Schryver, Mrs Watson, Mrs Taylor and the Clerk.

Surrey County Councillor Helyn Clack and District Councillor Rosemary Hobbs.

- 2. APOLOGIES FOR ABSENCE:** Parish Councillors Mr Salter and Mr Cox.

- 3. TO APPROVE THE ACCURACY OF MINUTES OF THE FULL PARISH COUNCIL MEETING 18 MARCH 2024.**
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, Councillor Dale.

- 4. DECLARATIONS OF INTEREST:**
Councillor Mrs Schryver. Agenda Item 8(ii).

- 5. PUBLIC QUESTIONS:**
None.

6. CLERK'S REPORT:

- The Easement for the land along Temple Lane, Capel has been agreed by all parties and will be signed off on 19 April 2024. The bollards are to be reinstated immediately after completion.
- Wellers have been instructed not to proceed with the boundary adjustments at Ark Cottage, Horsham Road, Beare Green. Wellers fees were too expensive, bearing in mind the boundary agreement has already been agreed. Solicitor David Cowan has been asked to provide a quote, which is hoped will be more in line with the £600 originally estimated.
- The grounds maintenance team Surrey Sports and Turf have given a price of an extra £25 per month to include cutting the grassed area of common land adjacent to 178 and 172 The Street, Capel.¹

7. MOLE VALLEY LOCAL PLAN:

The main modifications to the local plan are now out for consultation. The consultation runs from 1 March to Tuesday 23 April 2024. Representation on the modifications can be made via email or letter.

E-mail: planning.policy@molevalley.gov.uk

Letter: **Planning Policy, Mole Valley District Council, Pippbrook, Dorking, RH4 1SJ.**

The Parish Council will draft a response considering the modifications. Once agreed by all Councillors, it will be forwarded to Mole Valley.

8. PLANNING APPLICATIONS:

- **MO/2024/0394 – The Summer House, Ockley Road, Beare Green.** This is Prior notification for the erection of a first-floor extension. The Councillors discussed the application and could not find a Design and Access Statement, and no justification to build within the Green Belt. Adding a first floor to this existing property would destroy a bungalow, which is a desirable property for this area. The Councillors recommend this application be refused.
- **MO/2024/0335 – Hurst, Vicarage Lane, Capel.** This is an application for the demolition of existing buildings and redevelopment of the site to provide 13 No. dwellings (Use Class C3) with associated landscaping, parking and access. The Parish Council has always supported this proposed development but is disappointed that no single storey dwellings are included in this plan which would benefit this village centre location. It is also noted that affordable housing is located side by side on the site and not pepper potted throughout the development. The Parish Council is also concerned that by removing the extra on-site parking, street parking along Vicarage Lane could be exacerbated. The Parish Council still recommended this application be approved.

¹ Considering this information, the Councillors unanimously agreed that this plot of land should not be sold.

- **MO/2024/0397 – Riverdale Paddocks, Capel Road, Rusper.** This is an application for the Variation of Condition 8 of approved planning permission MO/2017/0803 for part retrospective application of existing caravan site for the siting of 7 No. additional caravans; 2 No. additional utility buildings and associated hard standing, to allow changes to the site plan, plans and elevations of Utility Building, and access. The Parish Council has reviewed previous applications regarding Condition 8. The Councillors considered that Condition 8 is in place for safety reasons and should be complied with. The Parish Council recommended this application be refused.
- **MO/2024/0456 – Aspro Nissi, Newdigate Road, Beare Green.** This is prior notification for the erection of a single storey rear extension 6 metres deep with roof height of less than 3 metres and eaves height to match the existing property. The Parish Council has considered the application and offered no objection.

9. TRIG STREET PROJECT:

Mrs Dale told the Council that she had discussed the hedge along the path with Bill Kear, and it had been agreed he would arrange with his groundwork team to have the height reduced. County Councillor Clack said that the road safety audit was still outstanding and there were concerns regarding where the path existed onto Newdigate Road. The Countryside Rights of Way officer has been involved in these discussions. There were concerns regarding the impending sale of Ibstock Brickworks and the pledge they had made to supply hard core to upgrade the path. It was agreed the Clerk would write to Ibstock's head office to find out if the pledge would be upheld and not be undermined by the sale.

10. GATWICK AIRPORT NORTHERN RUNWAY PROJECT:

Mr Ball told the Councillors that he had attended a Discover Gatwick seminar recently. Gatwick Airport does recognise the noise issue and has moved to get rid of noisier aircraft (through pricing) but they are limited by existing routes (set in the 1950s/60s). The NATS review should allow better routes which can take advantage of modern aircrafts better capabilities. Stopping night flights is unlikely to happen without a law as airlines want to maximise their fleets operating time. Gatwick are attracting long haul routes which could potentially increase out of hours flights. Opening the 2nd runway will not reduce the pressure on 24-hour operation. The Northern Runway examination hearing continues. The Examining Authority has published updates on several deadline responses which includes a list of questions arising from the first series of hearings. There are 288 most of which have been addressed to Gatwick.

11. FEASIBILITY STUDY A24 BEARE GREEN ROUNDABOUT AND A24 COLES LANE PEDESTRIAN/EQUINE CROSSING:

The Councillors were disappointed to learn from Surrey County Council that the scheme to limit the A24 at Beare Green roundabout to one lane and reduce traffic speed had not been included in this year's budget. County Councillor Clack said this would be reviewed again for the 2025/26 financial year and she would continue to support the scheme. The Parish Council would now like to work with Surrey County Council Highways to propose a scheme for a pedestrian/equine crossing over the A24 at Coles Lane. A planning application has been approved for a residential scheme of up to 60 dwellings on land south of Coles Lane. Councillors were reminded that there is no safe pedestrian crossing over the A24 and amenities such as schools, GP surgery and shops are all located in Capel and there is no safe pedestrian pathway along Coles Lane. Ockley Parish Council and County Councillor Clack will be invited to the discussions with SCC Highways once the new Senior Traffic Engineer has been recruited.

12. COMMUNITY HALL ENERGY EFFICIENCY GRANTS SCHEME 2024/25. INSTALLATION OF SOLAR PANELS.

Mr Ball told the Parish Council he had met with a company who install solar panels. The Parish Office and Memorial Hall both have lots of usable roof space. The Parish Council is not a big consumer of electricity so it might not be economical to proceed alone. The Sports Pavilion is a large user with limited roof space. The use of batteries could mean the Parish Council could run meetings from a solar power generator. If all three buildings are considered as a "System" (with individual usage meters) there could be a strong commercial case. The Sports Pavilion could save money and pay the Parish Council for supply.

The Energy Efficient Grant Scheme 2024/25 needs to be submitted before the 15 May 2024. County Councillor Clack reminded the Parish Council that applications for funding could be made to Your Fund Surrey and a community bid.

13. COLDHARBOUR CRICKET CLUB:

Mr McLachlan reminded the Councillors that the Parish Council had paid for emergency repairs to the road leading up to the cricket pavilion. Without these repairs, the start of the cricket season would have been seriously delayed and the pavilion would have become inaccessible. Since the repairs have taken place, there has been some very heavy rain, and Mr McLachlan was pleased to report the road is still in good condition.

14. UPDATING CAPEL NEIGHBOURHOOD DEVELOPMENT PLAN AND HOUSING NEEDS SURVEY:

The Capel NDP will need to be updated. Surrey Community Action is already working on putting together a housing needs survey which will be needed as part of the NDP modification. Mr Ball said that Mr Paul Garber has already started to update the current plan. Councillors were reminded that a committee had been established to work on the original NDP and it was agreed that this was the most sensible way forward for the revision.

15. CAPEL AND BEARE GREEN PARISH MAGAZINE:

Mrs Schryver mentioned that the magazine is changing its title to the Capel and Beare Green Magazine. She told the Councillors that the magazine, which is delivered free, was facing financial difficulties. The magazine is financed through advertising, but printing costs were rising. It was confirmed that not all Beare Green residents were included in the distribution, but extra funding and delivery volunteers could remedy this and update the Beare Green profile. The Councillors unanimously agreed to support the magazine and make a monthly donation of £100 for the next year. More information from the Parish Council, meeting dates, minutes of all meetings and community projects current and future will now be forwarded to the magazine for inclusion.

16. REPORTS FROM MEMBERS:

(a) Finance

(i) To agree, adopt and sign accounts to 16 April 2024

Mr McLachlan addressed the meeting, confirming that the 2023/24 financial year had ended with a 9% surplus, which was as expected. He confirmed that the first half of the 2024/25 precept has been received and that, combined with the concurrent and extra grant, it was the exact amount the Parish Council had requested.

At the end of the financial year 31 March 2024, the bank account balances were -

Current Account £2,202.51
Reserve Account £68,095.79
NS&I Account £610.89

On the 16 April 2024, bank account balances were –

Current Account £15,733.29
Reserve Account £116,095.
NS&I Account £610.8979

A total of £48,500 has been transferred into the reserve account.

To cover payment of April 2024 invoices £700.00 was transferred to the current account.

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

Income

Half year Precept, Concurrent and Extra Grant	£61,932.00
Hall Hire	£103.50
Wayleave	£9.47

Expenditure

		VAT	TOTAL
PWLB Sports Pavilion	£965.69		£965.69
Lindsay Quirk – Hall cleaning	£55.00		£55.00
Clay Griffin Groundwork Capel	£850.00		£850.00
Fred Evans Groundworks Capel	£4,105.00		£4,105.00
NALC and Surrey ALC subscription	£1,284.00		£1,284.00

Pear Technology Hosting Charge	£85.00	£17.00	£102.00
SES Water Allotments	£194.70		£194.70
SES Water Beare Green Pavilion	£194.70		£194.70
SES Water	£89.92		£89.92
SES Water Bowls Club	£0.57		£0.57
Restore Onsite Shredding	££94.00	£18.80	£112.80
J Russell April 2024 salary	£2,595.00		£2,595.00
Helpdesq Invoice 15957	£55.04	£11.01	£66.05
HMRC Clerk's Income Tax	£648.60		£648.60
Mole Valley Domestic Rate Burial Ground	£293.94		£293.94
J Russell reimbursement postage	£7.35		£7.35
Zurich Municipal Insurance	£5,112.36		£5,112.36
EDG Energy Beare Green Pavilion	£38.65	£1.19	£40.58
Capel and Beare Green Magazine donation	£100.00		£100.00
BT DD	£20.501	£4.10	£24.60
OPUS Energy Electricity DD	£53.50	£2.67	£56.17
OPUS Energy Gas DD	£46.19	£2.31	£48.50
	£16,736.71	£57.08	£16,914.72

(b) Ward Matters for discussion

Beare Green – (i) Nothing to report.

Capel – (i) Mrs Dale mentioned customers were voicing concerns regarding feeling unwelcome when using The Crown pub. It was agreed this was a problem but not something the Parish Council could become involved with. (ii) Mrs Schryver said that rubbish was collecting at the side of the cricket nets. The Cricket Club would be asked to deal with this. (iii) Mrs Schryver asked if it was known who owned the pond at the entrance to the village. If it was maintained, it would make a very pleasant focal point. The Clerk will make enquiries. (iv) Mrs Dale mentioned complaints had been made regarding dogs barking at Oaklands, Rusper Road. There was a large structure at the rear of the property, and it was not certain if this was being used as kennels or dog day care. County Councillor Helyn Clack said that kennels would need to be licences and enquires should be made to confirm the current status.²

17 CORRESPONDENCES:

Mr Ball said he had just received an email regarding the notice board adjacent to the pond in Merebank, Beare Green. This is jointly owned by the Parish Council and St Mary Magdalene Church, South Holmwood. The notice board had now fallen over due to the retaining legs rotting. It was agreed Fred Evans will be asked to assess what was needed to reinstate the notice board.

18 URGENT MATTERS AT DISCRETION OF CHAIRMAN FOR NOTE OF INCLUSION ON A FUTURE

AGENDA:

Updating Capel Neighbourhood Development Plan and Housing Needs Survey
 Capel and Beare Green Parish magazine
 Trig Street
 Great Turners Wood, Beare Green

Dates of Next Meetings:

Planning Committee meeting – Tuesday 07 May 2024

Full Parish Council meeting – Monday 20 May 2024

Finance Committee meeting – Monday 03 June 2024

² There are no current applications for kennels. Enquiries will be made to Mole Valley.