

## CAPEL PARISH COUNCIL

### MINUTES OF PARISH COUNCIL MEETING HELD ON MONDAY 17 JULY 2017 AT 7.30pm IN JOHN VENUS HALL, COLDHARBOUR

**PRESENT:** Mr C Ball, Chairman, Mr S McLachlan, Mr P Garber, Mrs A Schryver, Mrs P Dale, Mr D Cox, Mrs L Ford, Mr Salter and the Clerk.

**1. APOLOGIES FOR ABSENCE:** Mr Margetts,

**IN ATTENDANCE:** Mr Alan Hustings, Mr James and Mrs Sue Harman and Mr M Rosenberg to discuss the planning application from Europa Oil and Gas regarding the Traffic Management Scheme.

**2. TO RECEIVE AND ADOPT MINUTES OF PARISH COUNCIL MEETING ON 19 JUNE 2017:** The minutes were adopted and signed by the Chairman.

**3. MATTERS ARISING:** None

**4. DECLARATIONS OF INTEREST:**  
Mr McLachlan, Europa Oil and Gas.

**5. CLERK'S REPORT:**

- i. Our new Police Inspector Karen Coyle has been informed of all incidents of anti-social behaviour within the Parish. She is advising calling 101 on all occasions. Information has apparently been passed to our local PSCOs and Sergeant Mike Mann. Laura Cleal is our PCSO and PC Sue Gargini is our Neighbourhood Specialist Officer. Inspector Coyle has been given the dates of all our meetings up until the end of 2017 in the hope she can find the time to attend one of them. However, Inspector Coyle said that police time is best spent trying to tackle crime rather than attending meetings. The Clerk will keep a spreadsheet of all anti-social incidents that have been reported to the Parish Council and on 101, including how long it takes for the call to be answered.
- ii. The Clerk attended a Social Media course recently. Facebook is used by other Parish Councils to cascade emergency planning information and perhaps this is something that Capel should seriously consider.
- iii. Cars are still being parked in the Beare Green recreation ground car park long term. Owners of these vehicles have been contacted with a reminder that this car park is designated for recreation ground users and a request for the vehicles removal.
- iv. The request for the installation of another post box at the south end of the village has been refused.
- v. The Clerk has submitted an objection on behalf of Capel Parish Council regarding the closure of the Recycling Centres. All councillors are encouraged to log on to Mole Valley website and express their opinion.
- vi. The Clerk has written to Mole Valley Housing Association asking for permission to allow vehicles access onto the recreation ground through the car park adjacent to Wayside in Vicarage Lane. If this is not agreeable another consideration is that the Parish Council be allowed to rent a small number of parking spaces in Wayside car park. Access onto the recreation ground/parking would be a huge benefit to renting the Bowls Club as office facilities.
- vii. The bench at the end of the recreation ground, left hand side, has been vandalised. Repairs will be carried out. This area is also a dumping ground for litter - bottles, wrappers and broken glass. The Clerk has written to Mole Valley asking if a litter bin can be reinstated in this area.

**6. NEIGHBOURHOOD DEVELOPMENT PLAN:** Mr Garber informed the Parish Council that the recommendations made by the External Examiner had been accepted and the Plan has been recommended for referendum. Most of policies within the Plan had been supported and the basic

conditions have been met. The process is compliant with NPPF/planning practice guidance and the Plan is fit for purpose; employment is being supported as well as play and sport facilities. Special mention was made regarding The Weald School playing field. Local shops with adequate parking facilities are promoted and protected. There is very strong support for design and character of buildings and this protects the historic environment of the parish. The policy supports sustainability, protects the relationship with the countryside and supports traffic calming. Mr Garber then outlined the changes made to the policies. Policies were outlined showing change or deletion, minor changes and modifications. Some policies have been merged to reduce duplication. The general position is that the Examiner had given support to most of the policies. Mole Valley are now advocating changes to the Green Belt and there was a possibility that policies that were proposed and removed from the NDP could be raised again in the Mole Valley Local Plan. The amended plan will formally go before the District Council in early October. The referendum is then likely to take place during the first half of November. The plans for both Capel Parish Council and Westcott are likely to be reviewed at the same time. The modifications to the document will be actioned and completed by the end of August. There will be a final meeting of the NDP Steering Group before the final submission. A simple document, which will be a guide to all NDP policies, will be produced and circulated to all Parish Councillors, District Councillors and will be available to access on the NDP website.

Mr Bell said that being mindful that there was huge cynicism for any public body but residents will be aware that the Parish Council did listen to their concerns and suggestions. This is apparent in the small number of new dwellings proposed for Capel and Beare Green. If the NDP is given approval the Parish Council would have more control over any future building works within the parish.

Mr Rosenberg asked about the referendum process. Mr Gerber said that the process would be in the form of voting slips, with just yes or no boxes. There will be voting throughout Capel parish. It was known that throughout the country in previous referendums there had been between 80% and 90% votes in favour of NDPs.

## **7. PUBLIC QUESTIONS:**

Mr Alan Hustings addressed the meeting on behalf of the Leith Hill Action Group (LHAG). A revised Traffic Management Plan had been submitted by Europa Oil and Gas which LHAG has just been made aware of. The consultation period would last for 14 days, ending on 31 July 2017, in which time LHAG would need to submit any comments or objections. One significant change was the number of HGVs which would move to and from the construction site. This appears to have increased significantly and would now include movement on Saturday mornings. It appears the environmental impact had not been assessed as there would be road closures between Dorking and Coldharbour. Residents will be forced to use an alternative route to get into Dorking. Anstie Lane, Coldharbour, was an alternative route but it was considerably increase journey time. This route is a single-track lane and it was thought that no consideration had been given to increased cost or travel time. There was also the chance that the bus service could be curtailed. Those residents living along the route will only be able to leave their property under supervision of a traffic management controllers. Mr Hustings was keen to know what the Parish Council's response would be.

Mr Rosenberg added that this alternative route would increase response time to any emergency service vehicle – it was estimated that response times could be increased by between 6 and 11 minutes. There was a considerable elderly population living in the village and no consideration had been given to this matter.

Traffic management would include the use of traffic lights and Coldharbour was an area very popular with cyclists. If cyclists were stuck in the traffic light system they could decrease vehicles abilities to overtake and would increase traffic delays.

Mr Garber was asked if the time scale for a response was legal and he agreed that it was and this was not uncommon. He said there would be a very detailed response from the Parish Council once information on the revised Traffic Management Plan had been received. A copy of the Parish Council's response would be sent to LHAG.

## **8. PLANNING APPLICATIONS:**

**MO/2017/0994 - Forge Cottage, Horsham Road, Beare Green, Dorking.** This is an application for the erection of a single storey side and rear extension. The proposal is not supported by a planning statement which would provide for the 'further' extension in this sensitive location. The proposal would have the potential of an adverse impact upon Elm Tree Cottage. The scale of the dwelling has

already been compromised upon its integrity. The Parish Council recommends this application is rejected.

**MO/2017/1069 - Hartland, Highland Road, Beare Green, Dorking.** This is an application for the erection of a replacement single storey side and rear extension. The existing two-bedroom bungalow has a rear sun room, side kitchen and store. The proposal would result in the replacement of the sun room with an extended living area and an extended side/rear kitchen. In addition to the dwelling there would not be any material impact upon the adjacent properties (Camden and Groom Cottage). It would, however, be important to ensure that further extensions, i.e. a new conservatory, would be resisted. The Parish Council recommends that this application be approved with conditions.

**MO/2017/1076 – The Walled Garden (formerly known as Grandon Lodge, Horsham Road, South Holmwood, Dorking.** This is an application to remove conditions imposed having regard to planning permission granted under reference MO/2014/1928. In granting planning permission alteration to the landscape around the site would take place if approved. The permitted scheme requires compliance with Level 3 of the Code of Sustainable Homes. Should the Parish Council remain firm in requiring compliance with the approved scheme, in particular, having regard to sustainability. The Parish Council believes this application does not support the sustainability threshold and therefore would compromise sustainability. The Parish Council recommends that this application be refused.

**MO/2017/1084 and 1085 - Lower Gages Farm, Rusper Road, Capel, Dorking.** Central to its decision was the importance of considering the proposals on a conjoined basis indeed, it was felt misleading to separate to proposals both of which relate to the erection of two (substantial) buildings either side of an existing barn.

The present structure is already visible in the countryside and any future building(s) would only worsen its impact by virtue of the potential size, scale and mass. In isolation, the proposed barn (1084) would have limited impact being north of the existing structure. In combination, the three barns would in our opinion have a significant adverse impact upon the countryside being in the order of 100m in length (the combined visual effect) and located in isolation absent any other farm structures. That is the starting point of our objection.

The second point is the reference “Lower Gages Farm”. The applications are not part of Lower Gages Farm the applicant Mr Taylor have purchased the fields and as such they are not part of a comprehensive farm holding. This then leads to the third area of objection which relates to details contained within the planning report supporting application 1085.

Paragraph 6.3 states that Mr Turner farms around 200 beef cattle. Reference is also made to 185 acres being used for hay production. This later statement could imply that it is land associated with the proposals for the barn. That is not the case; the holding referred to not being Lower Gages Farm. Furthermore the 200 beef cattle referred to are (we are advised) unrelated to Mr Taylor’s activities. In context, therefore, we do not consider the proposals to be either appropriate or necessary.

Reference made to need is not satisfied, design considerations have not been met having regard to landscape character and in relation to Policy RUD 14 of the Mole Valley Local Plan the applicant has failed to satisfy the policy criteria. The Parish Council recommends that planning permission be refused.

## **9. PROPOSED REDUCTION IN RURAL VERGE CUTS BY MOLE VALLEY.**

The Parish Council had received information from Mole Valley District Council regarding the proposed reduction in verge cuts, delivered by Mole Valley on behalf of Surrey County Council. This contract is for the cutting of the highway verges in Mole Valley and the following cuts are undertaken:

- 7 urban cuts (primarily in the towns and larger villages - the verges outside people's homes)
- 3 rural cuts (in our rural communities and on the A24)
- 2 weed spraying treatments

Surrey County Council have advised that from 1 April 2018 they will be reducing the funding provided by 36% which equates to a budget reduction of £72,000.

The options are to continue to deliver the service, either at the current service level, or a reduced one, or to return the contract to Surrey County Council. If Mole Valley did return the contract to Surrey County Council, it is likely that the service standard would be:

- 4 urban cuts
- 2 rural cuts
- 1 weed spray

Delivering the current contract will require Mole Valley District Council to fund an additional £90,000 each year and the District Council is not able to fund this gap, without impacting significantly on other services. Mole Valley are asking whether Parish Councils would be able to provide some match funding to enable them to continue to deliver this contract.

The Parish Council considered this request and needed to know exactly how much it would cost to continue with the current service. It would be advantageous to know what would not be done if the service was cut. Another advantage would be to have sight of a current plan, so that councillors could understand where the cuts were taking place. It appeared that some of the cuts were cosmetic but some needed to continue as there were safety implications, for example sight lines on verges by roadsides and pedestrian walk ways. The Parish Council does not have the money to match fund and the only way it could cover the additional cost would be to raise the precept request. The Clerk will write to Mole Valley District Council outlining the concerns and stating that it would not be able to offer financial assistance.

## 10. REPORTS FROM MEMBERS

### Finance:

- (a) The accounts detailing receipts and payments were presented for approval and signature. Cheques were signed by two councillors. The monthly budget analysis was presented to the Parish Council and it was decided that in future a column should be added to this spread sheet giving the total spend and the remaining balance.

	Net	VAT	Gross
<b>ADMIN AND OTHER PAYMENTS</b>			
S Dixon for L Quirk	40.00		40.00
SSALC Limited – Social Media training	48.00		48.00
G Burley and Sons Limited	787.67	157.53	945.20
Mrs J Russell salary and mileage	1405.30		1405.30
HMRC clerk’s income tax	343.20		343.20
The Image Company	22.00	4.40	26.40
OPUS Energy D/D	21.84	1.09	22.93
BT Telephone D/D	20.50	4.10	24.60
<b>TOTAL</b>	<b><u>£2,688.51</u></b>	<b><u>£167.12</u></b>	<b><u>£2,855.63</u></b>

Current Account reconciled to 19 June 2017 - £35,460.92

- (b) Ward Matters for note or inclusion on a future agenda:

- (i) **Beare Green:** (a) Following on from the complaint has been received regarding commercial vehicles being parked in the car park adjacent to Beare Green recreation ground a second letter has been sent to the owner of the vehicles asking for their removal. Consideration will also be given to the reinstatement of a height restriction barrier which would stop this activity but in the meantime, signs advising proper use will be installed. (b) A café is being promoted at The Lake, Hoyle Hill. No planning permission has been obtained for this outlet and there could well be public health issues. The Clerk will contact the enforcement Team at Mole Valley and report the matter. In the meantime, Mr Ball and Mr Cox will visit the premises and speak to the proprietor. (c) Paul Simpson has approached Mr Ball with a suggestion regarding organising a Party on the Green on Beare Green recreation ground. The Parish Council has no objections to taking this matter further and Mr Ball and District Councillor Michelle Watson will arrange to speak further with Mr Simpson.
- (ii) **Capel:** (a) The notice board in the burial ground, which is in a state of disrepair will be removed and a notice put up, outlining the bye laws. When the outline plan of the burial ground has been completed, this will be displayed. (b) Murco had proposed replacing the shelter over the petrol pumps in the centre of the village with one this would not be in keeping with the surrounding. The Parish Council were informed that this will not happen. (c) The weeds in the children's playground need to be dealt with and the Clerk will contact Wes Attridge and ask him to prove a price to undertake this work.
- (iii) **Coldharbour:** (a) There is continued anti-social behaviour in Coldharbour with cars racing through the village during the early hours of Saturday and Sunday mornings. These incidents should all be reported to the Police on 101 and then logged with the Parish Clerk so that proof and evidence of such activities can be forwarded to the Police, giving credence to the need for more rural Police patrols.

## 12 CORRESPONDENCE:

Information has been received from Ockley Parish Council regarding the car park at Ockley Station. Planning Permission has been granted and a draft contract with the landowner has been received. The Councillors discussed this and confirmed that there was no agreement for Capel to be part of this project. There was the question of whether anyone from Capel would use the car park. Inspecting the contract recognised concerns involving insurance, repairs and liabilities. Consideration would also have to be given regarding the control and management of the facilities. The Councillors agreed that it was not plausible for Capel to become involved financially or legally and the Clerk will write to Ockley Parish Council with this decision. A copy of the letter will also be forwarded to County Councillor Helyn Clack.

The Chairman asked the Councillors to consider reintroducing a meeting during August. All councillors agreed and the next meeting will be held on 21 August 2017.

**Any requests for agenda items should be notified to the Clerk one week before the next meeting.**

### **DATES OF NEXT MEETINGS:**

**Planning Committee: 7 August 2017 at 7.30pm**  
**Parish Council Meeting: 21 August 2017 at 7.30pm.**  
**Finance Committee: 04 September 2017 following on from the Planning Committee**

**All meetings will be held in Capel Parish Hall.**