

CAPEL PARISH COUNCIL

MINUTES OF PARISH COUNCIL MEETING HELD ON MONDAY 17 OCTOBER 2016 AT 7.30pm IN THE PARISH HALL, CAPEL

PRESENT: Mrs A Schryver (Chairman), Mr C Ball, Mr K Salter, Mr D Cox, Mrs L Ford, Mrs P Dale and the Clerk.

IN ATTENDANCE: Cllr Mary Huggins and Mr Max Rosenberg

- 1 **APOLOGIES FOR ABSENCE:** Mr S McLachlan
- 2 **DECLARATIONS OF INTEREST:** None
- 3 **POLICE MATTERS:** There were no Police matters to be discussed.
- 4 **TO RECEIVE AND ADOPT MINUTES OF PARISH COUNCIL MEETING ON 19 SEPTEMBER 2016:** There were two amendments to these minutes:
Item 10 Ward Matters Beare Green (a) – should read *Councillor Osborne-Patterson and Sarah Seed* will send a response to Surrey County.
Item 10 Ward Matters Beare Green (d) – should read - The doors on the *pavilion* at Beare Green need to be coated with preservative.
- 5 & 8 **PUBLIC QUESTIONS and PLANNING APPLICATIONS:** Mr Max Rosenberg attended the meeting to discuss the latest planning application submitted by Barton Willmore on behalf of Europa Oil and Gas (UK) Ltd. The Chairman therefore agreed that it was appropriate that **Item 8 PLANNING APPLICATIONS** should be moved up the agenda.

Land at Bury Hill Wood, off Coldharbour Lane, Holmwood, Surrey RH5 6HN.

Proposed installation of temporary security fencing and welfare facilities (associated with the development permitted under Appeal Decision APP/YB3600/A/11/2166561 and Planning Permission The installation of perimeter security fencing consisting of 2m high Heras fencing and 3m high deer fencing; an office and w.c. at the site entrance; and office, welfare accommodation, water fuel and a generator, all ancillary to and in association with appeal decision APP/B3600/A/11/2166561 dated 7 August 2015.

Mr Garber told the meeting that this application had been submitted to Surrey County Council regarding the extended perimeter area. This area would require an extended fence defined as a patrol zone. Mr Garber said that the Parish Council had no objection to this application subject to the following:

- a. The access area or patrol zone to be moved back 100m from Coldharbour Lane to protect the visual impact of lane users.
- b. Remove outer deer fence 100m from Coldharbour Lane to back edge of access track.
- c. Relocate Security office to “apex” entrance to the main site at back edge of ramp. This will provide clear views along the track and remove a visually unacceptable structure close to the lane.
- d. Locate accommodation cabins and canteen within the area which has planning permission.
- e. Remove outer fence from office.

In the opinion of Capel Parish Council, the extended area is not ancillary to the permitted site as the features

- (i) The security office
- (ii) The accommodation and canteen
- (iii) The patrol areas

all add to the feasibility area of which planning permission was granted. The red line in such circumstances cannot be extended without having regard to the overall impact. Planning permission is therefore required as enabling development. Accordingly, the position of Capel Parish Council is predicted on the bases of the above. The opinion of Mr Stone (SCC) is not accepted.

Mr Rosenberg replied saying that it was understood that the Screen Opinion issued by officers in May 2016 but not publicised until October 2016 is contrary to the Environment Impact Assessment (EIA) Regulations and to Planning Practice Guidance (PPG). The bulk of the screening opinion is taken up with reasoning as to why the new proposal needs to be screened – a point that was never at issue. The remainder concludes that the application “does not constitute EIA development”. It is believed that this is wrong.

In making this case there are genuine environmental concerns surrounding the impact of the whole project as now modified and the information required to assess those has not been made publicly available. It is considered that the following issues need to be addressed:

- Given the increased footprint of the development what additional trees have to be removed and how does this impact on the detailed assessment of ecological impacts
- With respect to visual impact, the original EIA stressed that nothing would be visible from Coldharbour Lane. That is clearly no longer the case, so the EIA needs to be revisited and reconsidered accordingly.
- Again, with respect to visual impact, the southerly extension of the site appears to be on the steep downslope facing across the valley to Coldharbour village. What further trees will have to come down and what is the impact on Viewpoint 1 considered in detail in the EIA?
- Rights of Way. The extended site appears to cut off a customary right of way (along the western side of the development) established by more than 20 years uncontested use.
- What changes to the lighting plan are required and what the impacts (particularly of light which will presumably now be present at the site entrance and at the southern extension)?
- What changes will be required with respect to transport. Is stone to be laid in the additional area or how is to be surfaced?

Mr Garber said the Clerk would be asked to write a letter to Surrey County Council outlining the above concerns.

6 CLERK’S REPORT:

- (i) Proposed removal of public payphones located in Capel and Beare Green. The Chairman said that this would be dealt with under Ward Matters.
- (ii) The Parish Council made a decision to dig a trench at the outside the gate leading to the field and Bill Kear Plant and Agricultural Contractors Limited have been approached to undertake work at this work. An estimate has been obtained to dig the trench and form a bund at a cost of £200. The quotation has been accepted and the work will be completed as soon as possible.
- (iii) Rob Jochimsen will cut the hedges along Mortimer Road and the recreation ground on 21 October 2016.
- (iv) Traffic Calming meeting will be on Thursday 20 October 2016 at 09:30. The Chairman asked all those who could attend the think about what they would like discussed at the meeting.
- (v) Reminder that Inspector Richard Hamlin from Surrey Police will be attending the Parish Council meeting on 21 November.

8 BOWLS CLUB PAVILION:

This item was initially discussed at the Finance Committee meeting on 3 October 2016. The Bowls Club Pavilion has fallen into disrepair and significant refurbishment work needs to be undertaken. An initial estimate has been received to make the building dry and secure at a cost of £6,500.00. Mr Salter said that this was a significant sum and the Parish Council had no financial reserves. It had been discussed that the building, once refurbished and all services removed, should be used as a store for the Capel Show and Cricket Club. Mr Garber asked why the building could not be used as a small office. It was agreed that the option for commercial use should be explored. The size of the building made is acceptable to be used for half storage, as originally discussed and half office accommodation. It was agreed that any loan sought for refurbishment could be granted along the same rates as the Parish Office. The Clerk will contact a local estate agent with a view to gaining information regarding a potential let and possible income. It would be necessary to know if there was demand for this kind of commercial resource in the area. Once the feasibility study has been undertaken the conversion will be put onto the agenda for the next Parish Council meeting.

- 9 GATWICK ROUTE 4:** The Chairman and Mr Rosenberg had attended the AGM and precis of the meeting had been forwarded to all Councillors.
The Chairman asked Mr Rosenberg if he would provide contact details of Swanwick Air Traffic Control to all Councillors. Complaints regarding noise and nuisance continue to be received. Representation on behalf of all villages who are affected will be made jointly by Guy Davies at Mole Valley District Council.
- 10 REMOVAL OF PAYPHONES:** The Parish Council has been advised that the BT payphones in Capel and Beare Green are due to be removed because of low usage. It was agreed that the Clerk would contact Mole Valley District Council to state the case for the decision to be reversed. It was agreed that although the telephones were not used frequently they were necessary should an emergency arise. Capel is a small rural village and Beare Green a larger urban village, both with limited street lighting and areas where there is no mobile coverage.
- 11 REPORTS FROM MEMBERS**
(a) Finance: The accounts detailing receipts and payments were agreed and signed for the period 19 September to 14 October 2016 and cheques were signed by two councillors.

	Net	VAT	Gross
ADMIN AND OTHER PAYMENTS			
Catering Equipment Parish Hall	£80.00		£80.00
OPUS Energy Electricity Parish Hall	£23.69	£1.18	£24.87
BDO Annual External Audit	£435.00	£87.00	£522.00
SSALC Chairs Networking Day	£130.00	£26.00	£156.00
EDE Bros Furniture removal Bowls Club	£100.00	£20.00	£120.00
Burleys Ground Maintenance Beare Green	£768.46	£153.69	£922.15
EDF Energy	£7.50	£0.38	£7.88
Fred Evans Coldharbour Playground repair	£95.00		£95.00
Catering Equipment Parish Hall	£12.67	£2.53	£15.20
Sub Total	£1,652.32	£290.78	£1,943.10
RECEIPTS			
Hall Bookings (2)	£62.00		£62.00
Sherlocks (J Norris)	£150.00		£150.00
Hall Bookings (2)	£89.50		£89.50
Groundwork UK 25% Adult Gym grant	£2,000.00		£2,000.00
Sub Total	£2,301.50		£2,301.50

Current Account reconciled 30 September 2016 £40,336.27

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

(i) Beare Green: (a) Mr Ball said that he had received a complaint from a resident who was playing football with his child on the green in Beare Green. The resident had been informed that ball games were not allowed. The Chairman confirmed that everyone could use the green without charge. (b) A ditch in Ryersh Lane needs to be cleared. Mr Ball said that he was obtaining a quotation for consideration. (c) Mr Cox said that there was evidence that cars had been driving on the green. There were no posts to deter illegal entrance. If this practice continues it might be necessary to install a lockable barrier by Newdigate Road. (d) Mr Cox said that some road signs along Newdigate Road were being obscured by overgrown vegetation. It could be that a volunteer working party could be organised to undertake this work. (e) Mr Cox said that cars were continuing to park on the pavement along Newdigate Road obscuring the path for pedestrians. The Parish Council will consider putting notices on these cars to deter this practice. (f) Mr Ball told the committee that he personally had had visiting cards printed at a very reasonable rate. The Parish Council will consider the possibility of having generic cards printed for Council use at the next Council meeting. (g) Mr Cox said he had inspected the shared notice board in Beare Green. He confirmed the inner board, used for mounting notices, was disintegrating but the frame was still in reasonable condition. Mr Cox said he do what he

could to restore the board back to an acceptable condition and confirmed that he would purchase the wood preservative for the doors on Beare Green pavilion.

(ii) Capel: (a) The Chairman said that the oak tree outside Carterdale Cottages needed attention. There was the possibility that it will need to be removed. A quotation for this work has been sought and if necessary, planning permission obtained. Ron Howe from Mole Valley District Council will inspect the tree in the meantime.

12 CORRESPONDENCE: None.

The Neighbourhood Development Plan was the next agenda item, and as this was a sensitive item, Councillor Huggins was asked to leave the meeting.

13 Neighbourhood Development Plan : Mr Garber confirmed that the NDP Steering Group had met on 12 October 2016 and the final plan was now complete. Mr Garber and Mr Ball will meet with Guy Davies from Mole Valley District Council and the plan will then be formally submitted. The provisional time table is for the plan to go before Mole Valley on 7 February 2017 with referral to the examiner in early April 2017. It should be received back to the Parish Council by the end of July and if there are no changes could then go to referendum. The whole process could be complete by October 2017. A detailed information document will be put onto the Parish website. There will be no further consultation and copies of the submitted document for all Councillors will be available once the meeting with Guy Davies has taken place. Mr Ball confirmed that the database for responses is finished but all the responses that were received need to be scanned.

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

DATES OF NEXT MEETINGS:

Planning Committee:	7 November at 7.30pm in the Parish Hall, Capel.
Finance Committee:	14 November 2016 <u>starting at 8pm</u> in the Parish Hall, Capel.
Parish Council Meeting:	21 November 2016 at 7.30pm in Beare Green Hall.