

CAPEL PARISH COUNCIL

MINUTES OF PARISH COUNCIL MEETING HELD ON MONDAY 19 OCTOBER 2015

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

1 APOLOGIES FOR ABSENCE: Mr S McLachlan, Mr D Cox, Cllr Corinna Osborne-Patterson

2 IN ATTENDANCE: Inspector Richard Hamlin, Cllr Mary Huggins, Cllr Michelle Watson

3 DECLARATION OF INTEREST: None

4 MINUTES OF PREVIOUS MEETING: The minutes of the meeting of the Parish Council held on 21 September 2015 were agreed, adopted and signed by the Chairman.

5 MATTERS ARISING NOT ON THIS AGENDA:

Speeding: Mr Garber said that this item is of concern to all areas and will be first on the agendas for the NDP meetings being held on 27 October in Capel, 29 October in Beare Green and 11 November in Coldharbour. 30 minutes will be allowed for discussion with Chris Cannon (Road Safety and Traffic Management) responding after residents had spoken about their concerns. Inspector Hamlin wished to correct the impression some people had that the police are not interested in addressing speeding concerns until there had been fatalities. He explained that it was only in relation to setting up a GATSO response where it was necessary to have two fatalities and in fact the police are very interested in assisting communities in relation to their speeding concerns.

Neighbourhood Development Plan: Mr Garber said that notices about the meetings are now out, as well as banners and posters, and agendas have been circulated and put on the website. In response to a comment about communication in Coldharbour a box with a sign had been provided for people to put their comments in.

6 POLICE MATTERS:

Inspector Hamlin gave the crime figures. There have been 15 minor offences in the parish since the last meeting: in Capel, 2 domestic assaults, 1 public order, 1 minor criminal damage, 1 breach of restraining order, 1 harassment offence and 1 malicious communication (social media) offence; in Beare Green, a reduction in the number of motorists making off without paying for petrol - 2 since last month, 1 criminal damage, 1 damage to a motor vehicle, 2 domestic disputes, 1 neighbour dispute, several violence offences including a dog attacking a person. Inspector Hamlin said police spend 90% of their time with 5% of the population and gave out some leaflets on safety matters which will be distributed to groups in the Parish.

The Chairman said that on the evening of Saturday 17th October the Capel playground surface had been set on fire and badly damaged. Two youths wearing hoodies and riding bikes had been seen riding away from the scene and the fire brigade were called to put out the fire.

Mr Margetts asked if there was any follow up or arrests made following thefts in Vicarage Lane and Rusper Road and Inspector Hamlin said the detection rate was not great where there was no CCTV or forensic evidence, however an arrest was planned the following day.

Mrs Dale asked Inspector Hamlin what he thought about the MVDC Bike Forum in Dorking, which she had attended on behalf of the Parish Council. Representatives from cycling clubs, residents and horse riders had attended and each made their presentations followed by a mainly polite question and answer session although some matters were not discussed. Mrs Dale said there was a danger to horse riders emerging from bridle paths onto the roads where

cyclists are racing and suggested they be made aware of where the bridle paths are before starting their races. Inspector Hamlin said nothing can be done to prevent cycle clubs holding races on public roads but suggested better advance warning information could be provided to communities. Mr Salter said he had been to some well organised cycling events and everyone was given a 15 minute lecture about road etiquette before the race started. It was agreed that it would help communities to know when events were coming so that signposts could be erected. It was suggested that a twitter feed might be helpful, similar to the one that goes out about gritters in icy weather.

- 7 MINUTES OF PLANNING COMMITTEE:** The minutes of the meeting of the Parish Council held on 5 October 2015 were agreed and signed by the Chairman. Updates as follows:
- 6(iii) Bridleway.** Mr Garber said the matter of the blocking of Bridleway No.269 had now been resolved and it had been agreed that the gate to the field would be unlocked.
- 6(iv) Auclaye Brickworks.** The applicants had re-submitted and limited the application to the 2 large and one small building on the plan. In view of the previous failure of SCC to take enforcement action and allowing the matter to go out of time, it was felt that a strong caveat should be added to the Parish Council's response to the current application in the following terms: Capel Parish Council acknowledges the revised plan which identifies two principal buildings outlined in green which are subject to the application for a lawful development certificate but wishes to ensure that should their use be reinstated that would only be for employment purposes linked to the original use and not for any other purposes. Councillors noted a further small building identified on the plan which they do not believe should be subject to the lawful development certificate.
- 8(i) Surrey Hills Hotel.** Martin Grant Homes had responded to the letter from the Parish Council raising several concerns regarding design and numbers of homes and introducing a bungalow. MGH are positive about having further discussions with the Parish Council although they did not do so before submitting their application. They will have to show why the application should be allowed in the green belt and having some shared equity homes would assist in that regard. There was some discussion about parking provision. The latest proposals can be viewed at the public exhibition at Beare Green Village Hall on Saturday 24 October.
- 8(iv) Gatwick Airport.** Mr Garber said there were now 2 Gatwick meetings on the same day, one at the House of Commons with the Gatwick Co-ordination Group at 5pm and one at Gatwick Airport at 7.30pm and he would be going to the Gatwick Airport meeting with Mr Ball. An arrangement had been made with Paul Beresford's assistant to get an update from the London meeting before attending the Gatwick one.
- Mr Margetts had been to the Plane Wrong meeting. He said there were many people at the meeting from Reigate and Redhill who had not previously had planes going over their area but do now. He had asked why in the past planes had gone in a straight line after take off and did not affect Capel and Beare Green. A man from Beare Green said since the change he had made 8,300 complaints in the last 18 months and only 1 before. Gatwick replied that they should all have been turning right after taking off and had been wrong to go straight on. They were asked why only one complaint per day per household was now allowed and replied that it was a technical issue. The Chairman said she had been to their office and heard that before and Mr Margetts said others had said the same thing but no feedback had been received. The Gatwick representative said it was only the route taking off from the West that was being reviewed and he did not know when a decision would be made.
- The Chairman said there was a GACC meeting on 13 November at Cophorne Hotel if anyone would like to go. Copies of their glossy brochure were distributed to councillors.

- 8 PLANNING APPLICATIONS:** To consider any planning applications received between 21 September and 19 October:

MO/2015/1584 Telecommunications Mast at Sprots Copse, Wigmore Lane, Beare Green. Councillors had no comment to make on the application.

MO/2015/1604 Little Acre, Highland Road, Beare Green, Dorking, Surrey, RH5 4RL. Application for permission to construct a new roof. It was noted that the site lies within the green belt and therefore there should be no other proposals that increase the dwelling size or capacity. Recommended approval.

MO/2015/1558 Brook Cottage, Horsham Road, Capel. Application to erect 15 dwellings to include 6 affordable housing units. All statements and documents have been received and there had been consultation throughout. Given the consultation process it was agreed that a detailed response would be drafted by Mr Garber. There is a public exhibition at Capel Village Hall on Saturday 31 October.

MO/2015/1602 Lyne House, Clarks Green Road, Newdigate (Capel Parish). Application for Listed Building Consent to erect hand rails either side of entrance steps. Councillors said the proposed handrails as drawn on the photograph detracted considerably from the entrance and are intrusive and disproportionate. Two possible options were suggested: (1) replacement of the worn steps with appropriate stone steps to achieve a level threshold - that approach would not compromise the Listed Building and its integrity would remain; or (2) an alternative rail might be considered. The present proposal was unacceptable and it was recommended that it be refused.

MO/2015/1398 and MO/2015/1473 Wattlehurst Farm and Old Wattlehurst Farm. Two applications, the first to erect 1 dwelling house following demolition of an existing workshop and the second to erect 3 detached dwellings following the demolition of the existing non-agricultural barn, commercial stabling and barns. The Parish Council had made various recommendations regarding change of use for converting barns into a dwelling and having been granted planning permission for conversion to a dwelling the applicants now wanted to change it to several dwellings in the countryside. It was therefore decided to defer full consideration of both applications until the next meeting of the Planning Committee on 2 November, to enable Councillors to make a site visit, as well as discussing the applications with MVDC planners, given the policy considerations regarding the proposals.

MO/2015/1658 The Knoll, Horsham Road, Beare Green. This is an application for conversion of a barn into a dwelling in the green belt contrary to policy. The site plan is considered inadequate. Councillors considered that it would be inappropriate development in the green belt and recommended that the application be refused.

9 REPORTS FROM MEMBERS

Finance:

- (a) The accounts were agreed and signed for the period 21 September to 19 October.
- (b) The Parish Clerk was directed to apply to the Public Works Loan Board for a loan of £81,000 to be transferred to the Parish Council for refurbishment of the old Youth Club Hall to provide a Parish Hall and Office. Receipt of the loan was being requested by the first week in November. The Chairman gave details of the preparatory work that has been carried out to date. The building is expected to be ready for use within 3 months.
- (c) An audit of the books and records of the Parish Council had been carried out by the internal auditor Mr P Cooke on Friday 16 October and his report was presented to the meeting. The report concluded that "The financial accounts represent a true and fair view of the Capel Parish's accounts." One recommendation was made that "There should be an up-to-date list of signatories names, initial signatures, and signatures for both the clerk and the auditor to compare to." A list was passed to councillors for this to be carried out.

Ward Matters:

- (i) **Beare Green:** Maintenance of the area in front of Surrey Hills Hotel was discussed and further information requested from the clerk. Mr Cox had reported that a smell continued at the junction of the A24 and Newdigate Road. Cllr Watson said the brickwork on the railway bridge opposite the entrance to Holmwood station was

covered with such a deep layer of overgrown shrubs that cars were being forced to park further into the road. The clerk was asked to arrange for the shrubbery to be cut back. Cllr Watson asked if there should be posts at the front of the Chorus Gardens development and Mr Garber said there should be deterrent posts on the northern side and it was a legal requirement. It was agreed that the Parish Council would write to the developer. It was reported that there had been trotters on Beare Green and there was a discussion about possibly restricting access with a barrier. However, it was felt that this might be a one-off situation and given the cost of putting in a barrier it was decided to monitor the situation at this stage.

- (ii) **Capel:** The fire at Capel playground had been mentioned earlier. There had been a complaint about people walking back from Ockley station finding the vegetation was so overgrown now that it was pushing them into the paths of vehicles. Surrey CC are responsible for this cutting back and would be contacted immediately. There had been further complaints about dog mess on Capel recreation ground and it was decided to put up a notice explaining to dog owners what the fine is for not clearing up their dog's mess. If people know who is responsible they can report the matter to the Parish Council. On previous occasions there had been a ban on dogs being allowed off their leads which had led to more responsible behaviour by dog owners.
- (iii) **Coldharbour:** Nothing to report.
- (iv) **Parish and Highways Maintenance:** See items discussed above.

10 CORRESPONDENCE:

- (i) Community Land Trust leaflets from a SSALC Planning Seminar held at Dorking Halls attended by the Chairman and the clerk.
- (ii) Email from SSALC asking if anyone wished to stand on the Smaller Councils Committee.
- (iii) A selection of leaflets from the SSALC AGM & Conference with SCC held at Dorking Halls attended by Mrs Ford and Mr Cox.
- (iv) Notice of the CPRE Mole Valley Seminar – Housing Truths and Untruths to be held on 23 October at Dorking Christian Centre.

11 URGENT MATTERS FOR A FUTURE AGENDA:

Mr Ball asked about the ownership of the land behind Turners Wood, whether it could be considered a community asset if it went up for sale and Mr Garber said no. The Chairman said if a piece of land, a pub, church, or village shop is mentioned in a Neighbourhood Development Plan as being a community asset and it later comes up for sale, the community can have up to 12 months to try to raise money and bid for it. It was agreed to discuss the matter further at the next meeting.

DATES OF NEXT MEETINGS: Planning Committee 2 November 7.30pm (Cancelled), Capel Committee Room.

Parish Council Meeting 16 November 7.30pm, Beare Green Village Hall.

Finance Committee 23 November 7.30pm, Capel Committee Room.