

**CAPEL PARISH COUNCIL**

**030. MINUTES OF MEETING held on Monday 20<sup>th</sup> January 2014 in the Committee Room, Capel Village Hall.**

**031. PRESENT:** Mrs Schryver (Chairman), Mrs Pearson, Mr Salter, Mr Garber, Mr McLachlan, Mr Cox, Mrs Watson, Mr Ball and Mrs Coke the Clerk.

**032. APOLOGIES FOR ABSENCE:** Mr Dale.

**033. ALSO IN ATTENDANCE:** Cllr Homewood, Cllr Mir, Cllr Osborne-Patterson and Cllr Murdoch. PCSO Zucha and five members of the public were in attendance for part of the meeting.

**A resolution was proposed by Mrs Pearson and seconded by Mr McLachlan that Mrs Michelle Watson and Mr Christopher Ball be Co-opted as Councillors for Beare Green Ward. The resolution was carried and Declaration of Office forms were signed by both new Councillors. Code of Conduct details had been completed ready for forwarding to Mole Valley District Council.**

(The Chairman brought to the attention of the meeting extracts from the LGA Guide for Councillors - pg.'s 12 and 13 regarding the use of Social Media in relation to the Code of Conduct in terms of not bringing the Council into disrepute but by: (i) Showing respect for others (ii) not disclosing confidential information about people or the Council (iii) not bullying or intimidating others (iv) by not trying to secure a benefit for yourself or a disadvantage for others and (v) to abide by the laws of equality.) Dates and venues would be made available for Training Events for new councillors.

**DECLARATION OF INTEREST:** None

**034. THE MINUTES:** Minutes of the meeting on December 16<sup>th</sup> 2013 were signed as a correct record.

**035. MATTERS ARISING:** None

**035a POLICE MATTERS:**

Crime statistics 17.12.13 to 20.01.14: A total of 8 Notifiable crimes had been reported.

**Capel:** 0 offences,

**Beare Green:** 7 offences – 4 x Domestic Incidents; 2 x Theft from petrol station, 1 x other theft; 1 x Assault

**Coldharbour:** 1 x Drugs offence.

**PUBLIC QUESTIONS - None**

**035b MINUTES OF PLANNING COMMITTEE:** Minutes of the Planning Committee 06.01.14 were received and adopted by the Council.

**036c PLANNING APPLICATIONS:** Applications listed below include those considered and recommended to the Council by the Planning Committee 06.01.14 and at this meeting.

- Application Ref:** MO/2013/1576/PLAH                      **Date:** 06-Dec-2013  
**Case Officer:**  
**Ward:** Leith Hill    **PSH/Area:** Capel  
**Applicant:** Mr & Mrs Clarke  
**Location:** 1 Broome Hall, Broomehall Road, Coldharbour, Dorking, Surrey, RH5 6HJ  
**Proposal:** Erection of single story artists studio following demolition of existing barn and stables.  
**Response:** Regarded as a good scheme by residents who had been kept fully informed by the applicants. Councillors regard the design as too pedestrian and would have preferred more modern materials to be used but do not object to the proposals.
- Application Ref:** MO/2013/1652/PCL                      **Date:** 12-Dec-2013  
**Case Officer:** Mr David Spring  
**Ward:** Capel, Leigh & Newdigate                      **PSH/Area:** Capel  
**Applicant:** Ms G Haworth  
**Location:** 32, The Street, Capel, Dorking, Surrey, RH5 5LE  
**Proposal:** Certificate of lawfulness for the proposed development in respect of the erection of a single storey rear extension and loft conversion including 3 No. rooflights.  
**Response:** Roof window to the front is out of character and inappropriate in a conservation area. The other roof windows are all overlooked and should be fitted with obscured glass.
- Application Ref:** MO/2013/1721/PLA                      **Date:** 17-Dec-2013  
**Case Officer:** Mr James Clark  
**Ward:** Beare Green    **PSH/Area:** Capel  
**Applicant:** Mr P Randall  
**Location:** Surrey Hills Hotel, Horsham Road, Beare Green, Dorking, Surrey, RH5 4PG  
**Proposal:** Provision of new access and closure of 2 No. existing access points.  
**Response:** No objection.

**Application Ref:** MO/2013/1738/PLAH                      **Date:** 23-Dec-2013  
**Case Officer:** David Webb  
**Ward:** Capel, Leigh & Newdigate                      **PSH/Area:** Capel  
**Applicant:** Ms R Petty  
**Location:** 1 Taylors Gate Cottages, Rusper Road, Capel, Dorking, Surrey, RH5 5HF  
**Proposal:** Erection of part single storey, part two storey front/side extension.  
**Response:** The proposals do not compromise the character of the building. No objection.

**Application Ref:** MO/2013/1639/PLAH                      **Date:** 20-Dec-2013  
**Case Officer:** Donncha Murphy  
**Ward:** Dorking South, Leith Hill                      **PSH/Area:** Capel, Dorking (Unparished)  
**Applicant:** Ms N Lumsden  
**Location:** Hill View, Abinger Road, Coldharbour, Dorking, Surrey, RH5 6HD  
**Proposal:** Erection of a single storey rear extension.  
**Response:** The proposals will detrimentally change the character of the building architecturally. The prevailing character of the dwelling should be retained. CPC objects to the plans.

**Application Ref:** MO/2013/1729/PLAH                      **Date:** 03-Jan-2014  
**Case Officer:** Donncha Murphy  
**Ward:** Leith Hill    **PSH/Area:** Capel  
**Applicant:** Mr B Forsyth  
**Location:** The Barn, Abinger Road, Coldharbour, Dorking, Surrey, RH5 6HE  
**Proposal:** Erection of a detached double garage.  
**Response:** The design of the building is based on historic features so is 'in character'. The roof height has also been kept as low as possible. Support the application.

**Application Ref:** MO/2013/1654/TFCM                      **Date:** 09-Jan-2014  
**Case Officer:** Mr Ron Howe  
**Ward:** Capel, Leigh & Newdigate                      **PSH/Area:** Capel  
**Applicant:** Miss C Walters  
**Location:** Orchard Cottage, 42, The Street, Capel, Dorking, Surrey, RH5 5LE  
**Proposal:** Cut back branches from one Ash tree (marked 1 on submitted plan) that overhang boundary with 40 The Street, raise crown of one Red Oak tree (2) to give 2 - 5 metres ground clearance and remove one Ginko Biloba tree (3).  
**Response:** Already determined by MVDC

### **Re Consultation on current application**

**Site:** Swire's Farm, Henfold Lane, Capel RH5 4RP

**Proposal :** Open windrow composting facility for green waste comprising; hardstanding, landscape bund to southern boundary, weighbridge, 2 portacabin offices, portaloos and internal access road.

**Applicant:** Ford Farms

**Grid Ref:** 519112 144675

**Response:** Cllrs are disappointed that none of the issues it raised in letters submitted 05.11.13 and 25.11.13 had been addressed in this re-consultation. The issues of Odour Management, Highway Networks and Control of Vehicle size have not been addressed. These matters were also raised by MVDC and recommended to SCC and must be addressed before CPC will consider lending its support to this application.

### **035d UPDATE ON WEALD SCHOOL DEVELOPMENT OPPORTUNITIES**

Representatives from CPC will meet representatives from the Weald School and Diocese on Thursday March 6<sup>th</sup> to discuss the viability of refurbishment as opposed to options for rebuild with some development. CPC had never received a formal report from the consultants re the results from the survey and exhibition. Such a report including the refurbishment costs, should be received by the PC for discussion and should be underpinned at the meeting on March 6<sup>th</sup>.

### **035e PROPOSED SOLAR PV DEVELOPMENT**

Advice on Solar PV development from the Dept. for Energy is expected within weeks. There had been several inaccuracies in the information provided at the recent exhibition. TGC had indicated that a planning application would be forthcoming and that MVDC had claimed that such a project would not require an Environmental Impact Statement.

1. TGC claim the proposed site is in the Green Belt, however it does not meet the 5 Green Belt tests.
2. In terms of protecting the landscape such a development should not harm the Landscape Value or visual amenities.
3. Location levels – no consideration has been given to the location levels – the tops of the panels will be 3ft above ground level (the sides of the road are elevated)
4. No regard has been given to the views from or to the AONB
5. CPC supports the principal of solar but only in an appropriate location. Alternative sites do not appear to have been considered. Any such site should be hidden from view; use of this site appears to be commercially driven.

Claims of a noise / hum emission require follow up in view of the proximity of dwellings.

It was decided that no further response should be made until a formal planning application is received.

**036A HOUSING AND TRAVELLER SITES PLAN – Consultation document 2014 with discussion on Beare Green and Capel specific sites.**

A formal response was made to the MVDC Planning Policy team in 2013 regarding these suggested sites. MVDC has a legal obligation to find 18,000 dwellings within the Green Belt by 2026. These proposals are subject to due process and have been promoted by landowners or developers.

Public exhibitions are to be held on 28<sup>th</sup> January 2014 at Capel Village Hall from 3.30pm until 8.00pm and at Beare Green Village Hall on February 14<sup>th</sup> 3.30pm till 8.00pm

Councillor's comments on Beare Green sites

**Site BG08 land west of Old Horsham Road**

Located within GB and Surrey Hills AONB and considered inappropriate for residential dev. Although BG has sustainable facilities – rail, bus, shops and school it lacks ability to absorb further levels of significant development. Local road network within the village has no additional capacity. Narrow roads, lack of parking for residents or station parking.

Recommend: no development is considered.

**Site BG03 Land off Highland Road**

Owned by MV Housing Assn. for affordable housing. Located in GB. Open character – has problems relating to the vehicle access and limitations of the existing community site within the main part of BG. Could provide a permanent area for formal and informal recreation so retaining its open character.

Recommendation: Site provides open access to the countryside.

**Site BG01 Breakspear Farm.**

A limited part of the site adjacent to Godwins Nursery could be dev. for max. of 20 dwellings. Located close to transport and village facilities. Northern portion of site should remain undeveloped but could provide a valuable community recreational benefit.

Access to the site presents significant visibility issues. A car park area could be provided for residents using rail or bus services

Recommend: Potential for limited residential development and community recreational benefit.

Councillor's comments on Capel sites

**Site CP02 Capel House Farm**

Already redeveloped in part. Further development beyond the built framework would result in an unacceptable incursion into the surrounding countryside impacting on its setting. A small dev. of 3 max dwellings contained within the development frameworks- avoiding incursion into the countryside east of the village- may be possible, but any new access road would have an adverse impact on the village approach and its conservation area.

Recommend: No further development

**Site CP06 Land West of Horsham Road**

Location of site important to the character and setting of Capel Village. Would create a significant incursion into the open countryside which is Green Belt as well as impacting on the village conservation area. There are also access problems.

Recommend: Site is not considered appropriate for residential development

**Site CP08 Land North of Bennetts Wood**

Site has no natural boundary and is only accessed via Bennetts Wood, Coles Lane and onto The Street. The boundary currently forms part of the irregular pattern which characterises the west of the village. In addition to the access problems, surface water and foul drainage would be a problem.

Recommend: Site not appropriate for development

**Site CP10 Old Kiln Farm**

Inappropriate for development re access, proximity to Coles Lane and A24 junction plus its exposed location. Development would breach strong settlement boundary. Adjacent to an old landfill/quarry site.

Recommend: Site should not be developed for housing

**Other sites**

**(i) Site CP09 Clockhouse Brickworks, Capel**

Site is in the countryside beyond the Green Belt- suitable for mixed use development. Brownfield in character and could be for housing and employment use (starter businesses). Former kilns could be redesigned to provide community recreational facilities. PC also considers that linked to the re instatement of the surrounding area, a solar energy farm could be created without detriment to the surrounding landscape.

**(ii) The Weald School, Beare Green**

Currently the subject of a public consultation relating to the possible provision of a new school secured through enabling residential development. Should proposals be submitted by the school, the PC will make a formal representation to the planning authority. CPC currently waiting for supporting documentation from the school.

Councillors agreed the above should be expanded into a document for approval by the Planning Committee 03.02.14

**036B. AIRSPACE CONSULTATION** (For submission 21.01.14)

The consultation document had proved lengthy, detailed and difficult to understand. The PC submission (Cllr. McLachlan) deals with aircraft using NPR Lamboure 26; the consequences of the adoption of P-RNAV technology, the importance that should be attached to reducing aircraft noise over Surrey Hills AONB by the provision of periods of respite to underlying communities or by making greater use of NPR Wizard to route aircraft away from the AONB. All the AONB is elevated and aircraft using NPR are limited to flying below 4000ft because NPR's used by aircraft from Heathrow airport fly above that elevation. Heathrow NPR's must be redesigned to allow aircraft from Gatwick to climb more steeply and thus affect fewer people. It was agreed this document should be submitted to ipsos as instructed.

**036C HIGHWAYS MATTERS**

1.A request has been made to Cllr Clack that finance be allocated from the Local Committee's 2014/15 Highways budget to address the problem of the overflowing ditch in Vicarage Lane. 2. A resolution is being sought to the flooding of the brook at the road bridge in Misbrooks Green Road.

**036D. WARD MATTERS**

**Beare Green** (i) Project OverHall update– No further information available

(ii) Parking in Old Horsham Road –Cllr Clack has responded to the PC letter re the proposed parking restrictions in Old Horsham Road and has agreed to a review of parking for the length of OHRd i.e.both north and south of the railway line and to include the access to the Godwins site. This to be conducted once Crest has started construction works.

**Capel:** Flooding at Chantry House, The Street, Capel.- Diverted flood water from the Nunn’s Field Rural Housing Trust development has surged through Chantry House gardens into the house. Clearing the nearby storm drain has reduced the problem but further investigations are required. It is hoped that the RHT will share some of the cost.

**Coldharbour: The Coldharbour Committee** – a subcommittee of the Coldharbour Village Society is in discussions with the National Trust regarding permissible refurbishments in the Children’s playground

### **036E PARISH MAINTENANCE**

1.Storm damage: fallen tree debris at various locations on parish land have been cleared. The storm damaged fences at 16 Mortimer Rd,(Capel Rec) , The Firs, Horsham Road and at Charwell, Seamans Green Road are all CPC responsibility.

The ditch between The Firs and the Pavilion Car Park is to be dug out (CPC responsibility)

### **036F CAPEL PLAYGROUND (update)**

The Chairman and Clerk will be meeting with the representative from Wicksteed Playscape on Tuesday 4<sup>th</sup> February 2014 to discuss installation of the new safety play surface at Capel Playground.

### **037 CORRESPONDENCE Consultation response date**

Air Space consultation – January 21<sup>st</sup> 2014 Night Flight Consultation (stage 2 consultation on night flights) – 31<sup>st</sup> January 2014- Endorse GACC response

Housing and Traveller Sites Plan Consultation 2014 –January 10<sup>th</sup> till March 7<sup>th</sup> 2014

Three Counties Training: New Councillors & Refresher Training- Thursday 13<sup>th</sup> March 13.15 till 17.15 . Thursday 12<sup>th</sup> June – Lodge Hill, Pulborough 13.30 to 17.15

Sussex and Surrey Associations of Councils December Newsletter

Heritage Open Days 11<sup>th</sup> – 14 September

Mole Valley Housing Association Community Development Plan, Circle Housing ‘14/ 15

Preparation of a new Minerals Local Plan for West Sussex

Response to Night flying Restrictions at Heathrow, Gatwick and Stansted (CPC endorsed GACC response)

### **038. URGENT MATTERS AT DISCRETION OF CHAIRMAN FOR NOTE OR INCLUSION ON A FUTURE AGENDA – Clerks hours**

**039. PAYMENTS AND RECEIPTS FOR JANUARY 2014**(Payments were made on January 20<sup>th</sup> except where otherwise stated)

Payable to:	£	VAT
Mrs JM Coke (Clerk's salary Min.'13 096C(i) + ess. car + mileage )	850.20	
HMRC payee 74.20:NI 37.81 (mnth10)	112.01	
Clay Griffin (storm damage)	625.00	
J Coke (100x2nd class stamps+£20 M&S voucher Stenson)	70.00	
Capel Village Memorial Hall (Oct-Dec '13) pd 06/01/14	90.00	
SP Cooke (VAT refundable) pd 06/01/14	65.00	
Viking (Stationery + colour cartridges) 06/01/14	208.76	41.75
Greenbarnes Ltd (Coldharbour notice board)pd 06/01/14	1,722.53	344.51
Ede Bros (annual storage fee)pd06/01/14	16.00	3.20
DW Nye (A Schryver)sandbags Chantry House	66.86	13.37
Coldharbour PCC(grant towards tree clearance)Pd 06/01/14	500.00	
<b>Total</b>	4,326.36	402.83
	4,729.19	

<b>RECEIPTS</b>		
Kilgariff memorial	100.00	
<b>Total</b>	100.00	

Payments and Receipts were adopted as an accurate record

**040. DATE OF NEXT MEETING:** The next meeting of the full Council is on Monday 17<sup>th</sup> February 2014 at 7.30pm in the Committee Room, Capel Village Hall The Planning Committee meets on Monday 3<sup>rd</sup> February 2014 at 7.30pm in Capel Village Hall Committee Room. A meeting of the Finance Committee follows on after this meeting (at approx. 8.30.pm). Both will report to the full Council on February 17<sup>th</sup>.