

CAPEL PARISH COUNCIL

050. MINUTES OF THE MEETING held on Monday 16th April 2012 in the John Venus Hall, Coldharbour.

Mr John Roche was welcomed by the Chairman as a Co-opted Councillor for Beare Green Ward and he duly signed his Certificate of Compliance with the Code of Conduct. This, together with his completed Declaration of Acceptance of Office and Public Register of Members' Interests was to be forwarded to MVDC Democratic Services Dept.

Mrs Anne Bott, Deputy Director of SCAPTC and a solicitor at Hedleys Solicitors addressed the Council on Localism issues and spoke about the localism agenda affecting County Councils, District and Borough Councils, Parish Councils, Neighbourhood Forums, Residents Associations, individuals and the community.

Unlike Parish Councils Neighbourhood Forums will not be able to raise money but will have greater flexibility in being able to do what they want. There will be a need for commitment from Parish Councils, individual Parish Councillors and the community.

In 2009 MVDC Core Strategy passed its public examination and was adopted by the Council, one of the few Councils to do this.

The Localism Bill abolished all other strategies. The PC will not be a Statutory Consultee but MVDC planners will have to take notice of the PC.

The Community Infrastructure Levy money will go to the Planning Authority but some must go to the PC for the benefit of the community.

New Homes Start up Bonus – for areas allowing new homes to be built- Gov funding to be set aside for local councils.

Neighbourhood planning includes:

1. Community Right to Build Orders: Aimed at small rural communities.

Delivery of small scale, site-specific developments without need for a separate planning application.

2. Neighbourhood Development Orders: Defines specific developments or types of development which have automatic planning permission within the neighbourhood area without the need for planning permission. Pro-active PC's must keep an eye on 'Declarations of Interest' as planning decisions can go totally against bringing a community together. Code of Conduct, 'Declaration of Interest' used more in NDO's.

Neighbourhood Development Plans: set out planning policies in relation to the development and use of land in a particular area. They require PC's, individuals and organisations to work together in consultation. Mole Valley working closely with PC's to draw up plans to develop a Village Design Statement to show what type of development required, where houses, shops etc required. What do they want to control? Needs 4 to 5 Councillors to take part. Local Plan stays in tact, has independent scrutiny leading to referendum. 51% of those responding to a referendum must be in favour. Cost likely to be a shared cost around £25,000. The situation regarding referendums is yet to be clarified. Is it best to wait until pilots have been completed?

NDP's become part of Local Plan and are considered when planning applications come in, meaning that the PC would be dictating the pace. An NDP does not have to conform to a Local Plan.

Need to get the Planning Officer 'on side'

Community Right to Challenge: Enables PC to seek to take over running of services provided by County or District Councils. (refer to NPPF)

General Power of Competence: Powers relating to well being are replaced by general power of competence of the Localism Act 2011. Applies only to eligible Councils which will be able to spend public money as they wish to spend it. Eligibility is threefold -1) that two thirds of the Council must be elected, 2) that the Clerk is CILCA qualified. 3) that the Clerk has undergone training in the general power of competence. Eligibility under the 2011 Act can be assumed by resolution.

Mrs Bott was thanked for her very informative talk.

051 PRESENT: Mrs Schryver (Chairman), Mr Dale, Mrs Pearson, Mr Salter, Mr McLachlan, Mr Cox, Mr Garber, Mr Roche and Mrs Coke the Clerk.

052. APOLOGIES FOR ABSENCE: Cllr Mir

053. ALSO IN ATTENDANCE: Cllr Homewood. Ms Anne Bott (SCAPTC) and PCSO Booker were in attendance for part of the meeting.

DECLARATION OF INTEREST: Mr McLachlan declared a personal interest in the Europa Oil Appeal.

054. THE MINUTES: Minutes of the meeting on March 19th 2012 were agreed and signed as a correct record.

055. MATTERS ARISING: Ref 025d – MVDC approve of the development of a significant part of the site but wish to exclude the existing developed site.

055a POLICE MATTERS:

Statistics for 17/03/12 to 16/04/12: Notifiable Crimes = 9

3 these were assaults, 5 were thefts and 1 other offence.

3 X of the Thefts were generators at Coldharbour

2 X Thefts were of roofing tiles and Lead Flashing in Capel

1X Drink Driving in Beare Green

Neighbourhood Issue: The male to whom the NI relates has been seen in the area but there have been no complaints regarding his behaviour. Ref no MV/12/1040.

Other: 2 males pleaded guilty to offences regarding 'trotting' on the A24 between Clarks Green and the Beare Green roundabouts. The plea was made prior to a court hearing date. Both men were fined £300

PUBLIC QUESTIONS

None

055b. MINUTES OF PLANNING COMMITTEE 02.04.'12 were received and adopted by the Council.

(i) Enquiries regarding use of alternative accommodation at the Surrey Hills Hotel had proved negative. The Clerk to book Capel Village Hall Committee Room for future meetings of the Planning Committee.

055c PLANNING APPLICATIONS

Applications listed below include those considered and recommended to the Council by the Planning Committee 02.04.12 and at this meeting.

Application No.: MO/2012/0372/PLAH **Date:** 13-Mar-2012
Case Officer: Mrs Megan Rowe
Ward: Beare Green **PSH/Area:** Capel
Applicant: Mr R Palmer
Location: 19, Leith Road, Beare Green, Dorking, Surrey, RH5 4RQ
Proposal: Erection of part single storey and part two storey side extension, following demolition of outbuildings and covered side access.
Decision: Councillors point out that the elevation to Leith Hill Road is an improvement, but that the ground floor rear elevation is unattractive. No objection

Application No.: MO/2012/0386/PLAH **Date:** 15-Mar-2012
Case Officer: Miss Caroline Spencer
Ward: Beare Green **PSH/Area:** Capel
Applicant: Mr J Angus
Location: 3, Anstiebury Close, Beare Green, Dorking, Surrey, RH5 4RE
Proposal: Erection of single storey rear extension and conversion of garage to habitable accommodation.
Decision: No objection

Application No.: MO/2012/0419/LBC **Date:** 19-Mar-2012
Case Officer: Miss Caroline Spencer
Ward: Capel, Leigh & Newdigate **PSH/Area:** Capel
Applicant: Punch Taverns
Location: The Crown Inn (PH), 98, The Street, Capel, Dorking, Surrey, RH5 5JY
Proposal: Erection of single storey rear extension following removal of existing lean-to. Enlargement of opening between kitchen and extension. Erection of glazed entrance canopy to side elevation.
Decision: No objection

Application No.: MO/2012/0436/PLAH **Date:** 23-Mar-2012
Case Officer: Miss Jenny Rushton
Ward: Leith Hill **PSH/Area:** Capel
Applicant: Mr & Mrs Wilson
Location: Highland Cottage, Broomehall Road, Coldharbour, Dorking, Surrey, RH5 6HH
Proposal: Erection of a detached triple bay garage and wood store with home office and storage space above.
Decision: Councillors support the application but with the proviso that the home office and wood store can only be used in association with the dwelling.

Application No.: MO/2012/0274/PLA **Date:** 26-Mar-2012
Case Officer: Miss Jenny Rushton
Ward: Beare Green **PSH/Area:** Capel
Applicant: Mrs L Adami
Location: Orchard End, Bregsells Drive, Beare Green, Dorking, Surrey, RH5 4QY
Proposal: Temporary siting of a caravan for a period of approximately 10-12months.
Decision: Councillors support the application provided that the siting is specified to be for a maximum of 12 months.

Application No.: MO/2012/0431/PLAH **Date:** 27-Mar-2012
Case Officer: Mrs H Clarke
Ward: Beare Green **PSH/Area:** Capel
Applicant: Mr P Bonnefoy
Location: Rowans, Highland Road, Beare Green, Dorking, Surrey, RH5 4RL
Proposal: Erection of single storey front extension.
Decision: Councillors have no objection to the plans

Application No.: MO/2012/0451/PLAH **Date:** 27-Mar-2012
Case Officer: Miss Jenny Rushton
Ward: Capel, Leigh & Newdigate **PSH/Area:** Capel
Applicant: Mr G Handley
Location: 203, The Street, Capel, Dorking, Surrey, RH5 5ER
Proposal: Erection of rear flat roof sunroom following demolition of existing conservatory.
Decision: No objection on the understanding that no further development should be permitted following demolition of the conservatory.

Application No.: MO/2012/0469/PLA **Date:** 30-Mar-2012
Case Officer: Miss Caroline Spencer
Ward: Capel, Leigh & Newdigate **PSH/Area:** Capel
Applicant: Punch Taverns
Location: The Crown Inn (PH), 98, The Street, Capel, Dorking, Surrey, RH5 5JY
Proposal: Erection of single storey rear extension following removal of existing kitchen lean-to. Erection of glazed entrance canopy to side elevation.
Decision: No objection

055d UPDATE ON EUROPA OIL PLATFORM APPEAL

(i) Pre Inquiry meeting will take place at 2.00pm on Thursday 3rd May at County Hall. The meeting is open to the public. The PC could request that the Inspector convene a site meeting in Coldharbour with all parties agreeing the different sites the Inspector should visit.

(ii) Two fund raising events had been held raising around £2,000 and on June 15th a major event is planned with well known personalities performing in Dorking Halls. However, further funds would still be required.

In Recess : Cllr Homewood indicated that MVDC would be sending a strong written response opposing the appeal, but lack of staff meant they would not be represented in person.

056A. A BRIEF APPRAISAL OF NPPF GIVING KEY POINTS.

Mr Garber gave a concise resume of the NPPF, the Localism Bill and Neighbourhood Plans. (copy distributed at meeting and kept on file)

056B HIGHWAYS MATTERS

(i) Flooding in Temple Lane - Highways has repaired the railings at both bridges and the PC has bricked over the exposed drain pipe and the landowners have started work to remove debris and silt from the field ditch. The PC has cleared the ditches at both the problem areas. Highways have further work to complete repairs on one bridge. The matter to be raised at the next Dorking Rural Highways Forum.

(ii) Road work signs not removed after work in Colharbour Lane completed. Reported at Dorking Hills Highways Forum, still no action. To be raised again at DRHF in May; Clerk to report again via Call Centre. Website reporting communication has broken down – raise again at DRHF. No point in having website if not functional.

056C WARD MATTERS

Beare Green: (i) Verges at the northern end of Old Horsham Road by the intersection with the Oakdene Cottages road have been badly worn for a long time, mainly due to the poor alignment of the Kerb. The verge at the intersection of OHRd with Merebank is also worn where traffic is parking on the verge. The matter has been taken up with Highways and Cllr Clack in the past, but little has been done. Suggested that Mr Roche attend the DRHF in May to discuss, the Clerk to report again. (ii) Litter clearance along the A24 footpath between the Esso station and the Dukes Head down to the Pavilion Car Park will be carried out by MVDC in conjunction with grass cutting on the A24. Residents to organise their own litter pick along the Newdigate Rd side of the Green. MVDC to ask Dukes Head to clear litter in car park

(iii) Project OverHall: A further £10,600 has been won and more is expected from MVDC. It is also expected that Cllr. Clack will provide more. The Surrey Community Improvement Fund is also being considered for funding. It was hoped that the AGM of the BGCA on Wednesday 18th April would be well attended.

Capel: (i) Cable Laying –Cheetham Hill Construction state that the remainder of the ducting will be installed by ‘directional drilling’ but that they are awaiting the approval of their client (Biffa) to use this method due to the amount of services in the area – it being far less disruptive.

(ii) Parking at Ockley Station: a response from Ockley PC is still awaited.

(iii) Residents are calling for replacement road signs leading into Mortimer Road, with the PC providing updated signs for the Capel Sports Clubs. The Council agreed that the Clerk should approach MVDC for the road signs and get a quote from The Image Company for replacement sports signs.

Coldharbour

(i)The FC has agreed the positioning of a Jubilee Elm tree opposite the Plough.

(ii) For reasons of fire hazard the FC does not agree to a Beacon being lit to mark the Diamond Jubilee.

056D PARISH MAINTENANCE

1) Bridlepath 214 – Misbrooks Green –Kear Contractors are proposing to start the re scarification of the path either pm 16th April or am 17th April.

057 CORRESPONDENCE

Dates

Friday 20th April – Localism Conference, for Councillors, Chairmen, & Clerks, Meridian Hall, East Grinstead, West Sussex. RH19 3LT

Wednesday 25th April, SCAPTC Local Councils Forum, Denbies Wine Estate. 9.15 am till 15.00pm

Wednesday 16th May – Dorking Rural Highways Forum – Brockham. 10.00am till 12.00noon.

BGCA Summer Fun Day planned for Saturday 16th June has been cancelled

1. Receipt of Gatwick Airport Draft Masterplan – participation report. Thanks for online responses. Full report available on line.

2.GACC (Gatwick Area Conservation Campaign) April Newsletter. Interesting information. Hard copies available

3. Receipt of Business Newsletter re Olympic Road Cycling in Surrey – route and dates of events

4. Local Development Framework Newsletter – March 2012 (Friday 30th March 2012 MVDC submitted the Dorking Town Area Action Plan to the Secretary of State.

5. Notification from MVDC re a consultation on the Implications of the National Planning Policy Framework on the Dorking Town Area Action Plan (AAP) – Friday 13th April to Friday 25th May 2012.

6.Receipt of Advisory leaflet – Reducing sign Clutter

058 URGENT MATTERS AT DISCRETION OF CHAIRMAN FOR INCLUSION ON A FUTURE AGENDA – The Clerk to write to Anne Bott

thanking her for an enlightening presentation and asking her to speak again at some time in the future.

059 PAYMENTS AND RECEIPTS FOR APRIL 2012

(Payments were made on April 16th 2012 except where otherwise stated)

PAYMENTS

Payable to:	£	VAT
Mrs JM Coke (Clerk's salary Min.046G'09 +ess. car + mileage)	842.38	
HM Revenue & Customs (NI + PAYE mnth 1)	101.60	
Sutcliffe Play (Swing Seat C/Hbr) pd 2/4/12	129.80	25.96
J Roberts submit HMRC (pd by Clerk 25/3/12)	50.00	
S & ES Water (Bowls Club) pd 2/4/1/12	12.36	
S & ES Water (Allotments) pd 2/4/12	44.90	
S& ES Water (BG Sports Pavilion) pd 2/4/12	36.36	
HAGS Play Ltd (Cradle swing seat Capel)	217.46	43.49

Clay Griffin (Capel Bowls monthly cut)	140.00	
Sussex Ass Local Councils (x1 localism conf)	85.00	17.00
Capel Memorial Hall (Feb finance meeting)	18.00	
The Garden (Work in Temple Lane & outside Weald School as per quote)	3,195.00	639.00
SCAPTC Annual subscription	913.52	
Keys for Capel Rec barrier (J Coke)	10.00	
2X black cartridges for colour printer	24.07	4.81
P Cooke (yr end accounts + audit)	250.00	
BGCA (Planning meeting 2 nd April)	12.00	
JV Hall (PC meeting 16.4.12)	30.00	
Total	6,112.45	730.26
	6,842.71	

RECEIPTS		
Total	Nil	

Statement Balances (unreconciled) at April 16th 2012

Current Account	10,282.61
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Payments and Receipts were adopted as an accurate record.

060 DATE OF NEXT MEETING: THE NEXT MEETING OF THE COUNCIL IS the ANNUAL MEETING ON MONDAY 21st MAY 2012 AT 7.30 pm in the COMMITTEE ROOM AT BEARE GREEN VILLAGE HALL, MEREBANK. The Planning Committee will meet on Monday 30TH April 2012 at 7.30pm in the Committee Room at Capel Village Hall and the Finance Committee will meet on Wednesday 2nd May at 8.00pm in the Committee Room at Capel Village Hall.