

CAPEL PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON MONDAY 4 FEBRUARY 2019 AT CAPEL PARISH HALL

- 1 **IN ATTENDANCE:** Mr Garber, Mr Ball, Mrs Schryver, Mrs Dale, Mr Margetts, Mr McLachlan, Mrs Ryan and the Clerk.
- 2 **APOLOGIES FOR ABSENCE:** Mr Salter and Mr Cox, District Councillors Watson, Huggins and Osborne-Patterson.
- 3 **DECLARATIONS OF INTEREST:** None.
4. **TO SIGN THE MINUTES OF THE LAST PLANNING MEETING 7 JANUARY 2019:** The minutes were adopted and signed by the Committee Chairman.
5. **PUBLIC QUESTIONS:** None.
6. **CONSIDERATION OF PLANNING APPLICATIONS:**
 - **MO/2019/0006 – CPC/019/006: 55 Bennetts Wood, Capel.** This is an application for a loft conversion with rear dormer window and rooflights on front roof slope and front porch. The Committee considered the application and recognised that this property was in an uncomplicated terrace and the introduction of the dormer window would significantly change the character and identity of the building. Consideration was also given to the impact the rear dormer window would have on neighbouring properties privacy. It was agreed that this application is not compliant with the Mole Valley Policy ENV 32 criteria 1-3, House Extensions, and regard must be given to size and scale of the conversion. The Parish Council recommended that this application should be refused.
 - **MO/2018/2291 – CPC/019/007: Kitlands Cottage, Anstie Lane, Coldharbour, Dorking.** This is an application for a single-storey rear extension. The Committee discussed this application and considered the location of the property, which is in an isolated area. The application is to change the windows, a new pitch roof and new glazed spanlight. Mr McLachlan informed the Committee of the personal circumstances surrounding the application for this extension. It was agreed that the design does not compromise the character of the property. The Parish Council therefore recommended that this application should be approved.
 - **MO/2018/2180 – CPC/019/008: St John the Baptist Church, The Street, Capel.** This is an application to reduce the crown of over-extended lateral branches of one Oak tree. Lift the crown by 3 metres, removal deadwood and re-pollard 8 lime trees and remove basal growth. The Parish Council agreed that this work was necessary and recommended that this application be approved.
 - **MO/2018/2139 – CPC/019/009: The Poplars, Horsham Road, Beare Green.** This is an application for the erection of part two-storey/part single-storey side/rear extension following the demolition of an existing conservatory. The Committee considered the proposed application and agreed that it does not reflect anything that is like the existing property, not does it retain the existing character of the building. The Committee therefore agreed that Mole Valley District Council should be informed that the Parish Council considered the proposed design unsatisfactory and should be modified. Mole Valley Policy ENV32 criteria 3 and 5 should be considered. If this is not acceptable the alternative would be for the Parish Council to recommend the planning application be refused.
 - **MO/2019/0096 – CPC/019/010: 1 Anstiebury Close, Beare Green.** This is an application for the erection of a single storey rear extension following the demolition of an existing conservatory. The Committee considered the location of the existing property and agreed that this extension would not impact upon the privacy of existing properties and therefore the Parish Council recommended the planning application be approved.
 - **MO/2018/2219 – CPC/019/011: Temple Elfande, Temple Lane, Capel.** This is an application for the construction of a new 4-bedroomed two-storey dwelling with detached garage and new entrance drive. This application for the dwelling to be constructed within the grounds of a listed building.

Consideration was given to impact upon the character of the existing property. Two NDP policies were considered – ESDQ3; Design of New Development and ESDQ 4; Building Style. NPPF policies should also be considered; paragraphs 143 and 144 regarding Special Circumstances and paragraph 145 regarding New Building inappropriate. This property is on the edge of the Green Belt and stringent policies apply. Mr Margetts did mention that if this application was approved, the new property would be under the flight path and there could be a noise issue. The Committee said that the noise policy regarding Gatwick should also be considered. The Parish Council therefore recommends that this application should be refused.

Mr McLachlan raised a point regarding reporting the decisions made by the Planning Committee being circulated to Councillors who have not attended the meeting. It was unanimously agreed that the minutes from each Planning meeting should be read at the next Full Parish Council meeting and then approved and signed off.

Four planning applications had been received by the Parish Council over the last week, and although these applications were discussed, no decisions will be made until Councillors have had time to view the sites and make their assessments. Mrs Schryver reminded the Committee that all planning applications must be included on agendas and advertised four full working days before each meeting, so residents who wish to come and listen or comment can attend the meeting.

Comment was made that by discussing all planning applications at Planning meetings, there should be adequate time for the Parish Council's responses to be received by Mole Valley. Mole Valley give a six-week consultation period from the date of issue for the receipt of comments so no planning applications will be closed before the Parish Council has made recommendations.

6. **Ruby's Café, The Hoyle, Horsham Road, Beare Green.** Mr Garber told the Committee that the Mole Valley Enforcement Officer had recently visited the site and suggested there are potential issues and breaches. It is not clear what the breaches area. He said that the Enforcement Officer was taking a real interest in this establishment and were giving the café owner time to submit the application. Mr Margetts said that he had spoken to the proprietor and invited him to attend this meeting to explain the situation, but he was unavailable. Mr Ball said that the Parish Council had been supportive and offered every assistance.

7. FUTURE MOLE VALLEY – MODEST EXPANSION OF LOCAL VILLAGES

Mr Garber confirmed that the preferred sites will not be in the public domain until after the May elections. Mr Garber then mentioned two recent appeal decisions. The Inspectorate had overturned the decisions and found in favour of the villages. Information regarding these appeals decisions will be sought and circulated. The Councillors discussed the merits in appointing an independent Planning Barrister. This will be discussed in more detail when the preferred options are made public.

8. ADDITIONAL MATTERS

Mr Garber said that a waste collection vehicle had been seen on the green this afternoon. Because the land was so soft, the vehicle had become stuck and damage had been done to the grass. Mr Garber will give information to the Clerk so that the vehicle owners can be contacted to reinstate the area.

DATE OF NEXT MEETINGS:

Planning Committee: Monday 4 March 2019 at 7.30pm

Annual Parish Meeting: 11 March 2019 at 7.30 in Beare Green Community Hall

Full Council Committee: Monday 18 March 2019 7.30pm.

Finance Meeting: Monday 13 May 2019 at 7.30pm

All meetings will be in Capel Parish Hall unless otherwise stated.