

## CAPEL PARISH COUNCIL

### MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON MONDAY 1 OCTOBER 2018 AT CAPEL PARISH HALL

- 1 **IN ATTENDANCE:** Mr Garber, Mr Ball, Mrs Schryver, Mrs Dale, Mr Margetts, Mr McLachlan, Mrs Ryan and the Clerk.  
District Councillor Mrs Michelle Watson and Mr Julian Garrett.
- 2 **APOLOGIES FOR ABSENCE:** Mr Salter and Mr Cox
- 3 **DECLARATIONS OF INTEREST:** None
- 4 **PUBLIC QUESTIONS:** None.
- 5 **CONSIDERATION OF PLANNING APPLICATIONS:**
  - (i) **MO/2018/1489 – CPC/18/055: Osbrooks, Horsham Road, Capel, RH5 5JN.** This is an application for the change of use of the existing dwelling house (C3) to a Residential Institution (Use Class C2). The Parish Council discussed the lack of consultation with the local GP practice, which would provide medical facilities. There does not appear to be any assessment of the possible additional traffic that the institution could introduce. There has been no consideration given to the property access leading onto a busy road at a dangerous point. The Committee discussed the absence of any plans to recruit employees locally. The Parish Council recommended that this planning application be refused.
  - ii) **MO/2018/1519 - CPC/18/058: Kitlands East Lodge, Anstie Lane, Coldharbour RH5 4LN.** This is an application for the erection of a first-floor side extension with rear balcony, single-storey rear in-fill extension, single storey garage outbuilding, landscaping works, new driveway and vehicular access to highway following partial demolition of existing dwelling and demolition of several existing outbuildings. The Committee observed that this detached property was not overlooked and considered the positioning of the driveway at present, which accessed the highway at a dangerous point. It was agreed that these improvements would enhance the appearance of the dwelling and repositioning the driveway would be more appropriate. The planning application responds to policies in the NDP and policies specific to Coldharbour. The Parish Council therefore recommended that this planning application be approved.
  - (iii) **MO/2018/1596 – CPC/18/056: The Knoll, Horsham Road, Beare Green RH5 4PS.** This is a Certificate of Lawfulness for the proposed development in respect of the erection of a single-storey rear extension. This application refers to the existing dwelling, not the conversion. The Committee discussed all aspects of this application and considered the details submitted and the fact that the extension is at the rear of the property and would not exceed the permitted regulatory building area. The Parish Council therefore recommended that this Certificate of Lawfulness be approved.
  - (iv) **MO/2018/1599 – CPC/18/57: The Old Stone Barn, Anstie Lane, Coldharbour RH5 4LP.** This is a retrospective application for the erection of a raised platform with part fence surround and shed. The Committee were reminded that the previous application had been refused. It was considered that further clarity is required from Mole Valley District Council before a decision can be made. The Parish Council therefore recommended deferring any decision until the next Parish Council meeting on 15 October 2018.
  - (v) **CPC/17/008: Ruby's Café, The Hoyle, Beare Green.** The Parish Council acknowledged that the applicant is doing his best to clarify the information contained with the application although this application has still not been registered with Mole Valley District Council. The Parish Council has sent the applicant a letter outlining the information that is required. Councillor Watson told the Committee that the Mole Valley Enforcement Officer has recently visited the site and has provided a detailed breakdown of what is required. The Clerk was asked to forward a copy of the letter recently forwarded to the applicant to the Enforcement Team. Mr Margetts told the Committee that the applicant would be pleased to allow the Parish Council access for a site visit and it was agreed that this should take place once the application has been officially registered.

## **6. UPDATE ON EASEMENTS**

- a. **Concept House, The Street, Capel.** This easement has now been successfully concluded.
- b. **The Knoll, Horsham Road, Beare Green.** Mr Garber reminded the Committee that at a recently meeting with solicitors Wellers Hedleys it had been agreed that the Parish Council would receive prompt responses to correspondence. There appears to be a failure on Wellers part to act on this, especially as the owner of The Knoll has now instructed his own solicitor to question the legality of the easement. The Parish Council has had no correspondence on this matter since August. The owner of the property is in breach of the crossover and the Parish Council is seeking ways to lawfully take this matter forward.
- c. **Forge Cottage, Horsham Road, Beare Green.** Mr Garber reminded the Committee that although the easement on this property was not required, significant work had been done originally to merit recovering at least 50% of the original easement and for the owners of the property to pay accrued legal services. Again, the Parish Council is seeking ways to lawfully take this matter forward.

Mr Garber said that he will be requesting a follow-up meeting with Wellers Hedleys to discuss the lack of support as the impact on the Parish Council is quite significant.

Mr Garber agreed that discussions regarding easements should be and will be transparent but due to client and commercial confidentiality, the amount of the easements will not be disclosed. The Committee discussed if there should be a statement on the Parish Council website regarding easements. It was discussed that once an easement was concluded residents could come into the Parish Office to view the details, but the amount of the easement would still not be disclosed. The Clerk will contact SSALC and ask if it was permissible to withhold this information once the easement was complete.

## **7. FUTURE MOLE VALLEY – MODEST EXPANSION OF LOCAL VILLAGES.**

Mr Ball told the Committee that 46 responses had been received from residents to date, which included lots of details. These letters will be sent in their entirety to Mole Valley with the Parish Council's response which Mr Garber is currently drafting. Councillor Watson commented that the repositioning of Beare Green village boundary suggested that two residents will be losing some of their back gardens. Mr Garber confirmed that the land registry details will not be altered.

It was confirmed that there will be a public meeting in early 2019 when Mole Valley has published the preferred issues and options. All responses will be considered, and Mole Valley District Council will decide which sites will go forward to PINS.

Mr Margetts asked how the Parish Council will demonstrate that current infrastructure is not capable of taking a significant increase in housing. Mr Garber said that a Highways and Drainage consultants could be employed.

Mr McLachlan said that there are already massive problems with parking, especially around railway stations, and these must be addressed now regardless of any future expansion. There had been a significant impact on traffic along the A24 since the building of new housing estates in neighbouring towns.

Mr Margetts mentioned that the demolition of the canopy over the fuel pumps at Carters in The Street, Capel was imminent and asked if there was a need for planning permission. Mr Garber said that it was not required for the removal but would be necessary for any new canopy.

## **DATE OF NEXT MEETINGS:**

**Full Council Meeting: Monday 15 October 2018 at 7.30pm**

**Planning Committee: Monday 5 November 2018 at 7.30pm**

**Finance Committee: Monday 12 November 2018 at 7.30pm**

**All at Capel Parish Hall**