

## CAPEL PARISH COUNCIL

### MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON MONDAY 4 JUNE 2018 AT CAPEL PARISH HALL

- 1 **IN ATTENDANCE:** Mr Garber, Mr Ball, Mrs Schryver, Mrs Dale, Mr McLachlan and the Clerk.
- 2 **APOLOGIES FOR ABSENCE:** Mr Salter, Mr Cox, Mrs Ryan, Mr Margetts and District Councillor Watson.
- 3 **DECLARATIONS OF INTEREST:** Mrs Dale item 5 (iv)
- 4 **PUBLIC QUESTIONS:** None
- 5 **CONSIDERATION OF PLANNING APPLICATIONS:**
  - (i) **MO/2018/0715 – CPC/18/024: The Lodge, Abinger Road, Coldharbour.** This is an application for a Certificate of Lawful development for an outbuilding. It was confirmed that the building no longer exists and so there is no evidence that it has been in existence for 10 years. No Certificate of Lawfulness can be granted for something that does not exist. The Parish Council is therefore unable to comment on this application.
  - (ii) **MO/2018/0463 – CPC/18/025: 20 Bakers Way, Capel, RH5 5JS.** This application is for a two-storey side extension. This is a part end of terrace dwelling in a prominent location in the street. This extension would have an adverse impact on dwelling no. 18. The view from dwellings across the street would also be inappropriate. Capel NDP policies need to be observed. NDP ESDQ 3 refers to the site surroundings and the design impact and ESDQ 4 refers to inappropriate style. Mole Valley ENV 32 refers to house extensions. The Committee recommends that this planning application be refused.
  - (iii) **MO/2018/0834 – CPC/18/0834: Adjacent Osbrooks, Horsham Road, Capel.** This is an application for the erection of a detached dwelling following removal of existing. This is a revision of an approved scheme granted in 2016. The current planning application is seen as an improvement on the original scheme. The Committee recommends that any development rights are withdrawn, and planning permission approved.
  - (iii) **MO/2018/0834 – CPC/18/027: 64 The Street, Capel:** This is an application for the alteration of the main roof pitch, add hip-to-gable extensions, insert 3 no. rear dormers, convert roof void into habitable accommodation and erect single storey rear extension. This property is within the conservation area. Consideration should be given to the design context and the scale and mass, character and identity of the proposed development. Capel NDP policies should be considered as the proposed extension fails to comply with the following: CA ESDQ 3 refers to the design quality, EXDQ4 the building style, ESDQ6 the village location and the property back onto the countryside. The proposed extension is not compliant with Mole Valley policies ENV 39 and ENV 32. The Committee therefore recommends that this application is refused.
  - (iv) **MO/2018/0889 – CPC/018/028: Bregsells Farm, Bregsells Drive, Beare Green.** This is prior notification for the change of use of an agricultural barn to 2 no. dwellings (Use Class C3). The Parish Council has considered this application and has observed that it is a Green Belt site east of the A24. It is outside the village settlement boundary. The structure of the existing building presents as an issue. The Capel NDP policy concerning agricultural property to residential must be reviewed. The Parish Council agreed to defer deciding on this application until a site visit has taken place together with the applicant's Structural Engineer.
  - (v) **MO/2018/0884 –CPC/18/029: 1 Merebank, Beare Green, Dorking RH5 4RD.** This is an application for a part ground-floor, part first-floor side extension. The Parish Council has considered this application and believes that the development would mean the loss of private amenities to the dwelling. The following Capel NDP policies have not been addressed, CA ESDQ3 regarding the quality of design and BGPO1 relating to extensions and alterations in the village. Mole Valley policy ENV 32 regarding house extensions is also compromised. The Committee therefore recommends that this application is refused.
  - (vi) **MO/2018/0869 – CPC/18/030: 152 The Street, Capel.** This is an application for the removal of one Oak tree, located in the front garden. The Parish Council has considered this application and has

observed that this application was submitted without an agricultural report to justify removing the tree. The Parish Council considers the tree to be an important part of the character of The Street and recommends that planning permission is refused.

(vii) **Appeal - MO/2017/0828 - Lucerne, Horsham Road, Capel, Dorking RH5 5JH.** The Clerk will write to the Planning Inspectorate enclosing a copy of the Parish Council's original letter send on 9 August 2017. The letter will stress that the opinion of the Parish Council remains unchanged.

(viii) **149 and 151 The Street, Capel.** After the Parish Council contacted both the agent and Mole Valley Planning Department and outlined policies within the NDP, the planning application was changed and has now been approved. Mr Garber said he was pleased the Planning Officer had taken the NDP polices into consideration.

Mr Garber told the Committee that he had liaised with Mr Aiden Gardner of Mole Valley Planning Department on several planning matters. Mr Gardner was fully embracing the NDP.

Mr Garber had also been advised that the current applications around Hill House Farm, Capel will not go before Mole Valley Executive Committee but will be refused.

The Surrey Hills Hotel planning application will go before the Mole Valley Executive Committee on 6 June.

**6. Covenant for Clock House Copse, Horsham Road, Capel.** The land owner had met with the Chairman recently regarding lifting the restrictive covenant on this land. The Committee was reminded that the land was originally gifted to the village as a conservation area. The land was purchased with full knowledge of the covenant which restricts the erection of the dwellings, permanent or temporary. It was agreed that a formal letter would be sent to the land owner, indicating that the Parish Council will not relax these restrictions.

#### **7. Update on Easements.**

The Surrey Hills Hotel easement needs to be complete before the planning application goes to the Mole Valley Committee on 6 June 2018.

Wellers Hedleys are working toward finalising easements on The Knoll, Horsham Road, Beare Green, Concept House, The Street, Capel and Forge Cottage, Beare Green.

Mr McLachlan asked if there was any possibility of making a compulsory purchase on Hurst, Vicarage Lane, Capel. It was agreed a formal letter should be sent to Mol Valley asking for it to be forwarded to the owner. The Clerk will also contact Karen Brimacombe, CEO of Mole Valley, asking Mole Valley was able to consider making a compulsory purchase.

Brook Cottage was also spoken about and Mr Garber confirmed this land should now be incorporated in the Mole Valley Local Plan.

#### **DATE OF NEXT MEETINGS:**

**Full Council Meeting: Monday 18 June 2018 at 7.30pm. at John Venus Hall, Coldharbour.**

**Planning Committee: Monday 2 July 2018 at 7.30pm.**

**Finance Committee: Monday 10 September 2018 at 8.00pm.**