

## CAPEL PARISH COUNCIL

### MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON MONDAY 5 MARCH 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 Councillors Watson and Osborne-Patterson.

For part of meeting: Mr Jonathan Andrews item (5iii)

2 **APOLOGIES FOR ABSENCE** Mr Salter, Mr Cox and District Councillor Huggins

3 **DECLARATIONS OF INTEREST:** Mr McLachlan item 5(iv)

4 **PUBLIC QUESTIONS:** None

5 **CONSIDERATION OF PLANNING APPLICATIONS:**

(i) **MO/2018/0179 – CPC/18/016: The Coach House, Taylors Farm, Rusper Road, Capel RH5 5HF.** This is an application for the conversion of a summer house to domestic annex. The summer house is unrelated to the main dwelling and it is clear if there will be any structural alterations to the building. No facilities have been proposed other than a sink. It is not clear if this appropriate for residential use. The Committee decided that this application would be discussed again at the next meeting, once further information has been received from the owners. Mole Valley will be advised of this decision.

(ii) **MO/2018/0153 – CPC/18/015: The Knoll, Horsham Road, Beare Green.** This application has been deferred pending further information. A planning statement is required, and Mr Garber has been in contact with the Agent requesting further details. Consent is required for use of the crossover from the footpath, which is Parish Council land. No easement has been granted. This application will be discussed further at the next meeting. Mole Valley District Council has been informed that inaccurate information has been provided and are aware that the matter regarding access is being further discussed.

(iii) **Ruby's Care, Hoyle Hill, Beare Green:** Mr Jonathan Andrews is the owner and proprietor of Ruby's Café, The Hoyle, Horsham Road, Beare Green. Mr Andrews was invited to attend the meeting, to explain what activities are taking place at The Hoyle, and how planning consent is being sought. Mr Andrews circulated a letter which he has sent to all his immediate neighbours. This letter gives an outline of the history of the entire site and what is planned with regard to catering, the lake and fishing. As the agent dealing with the planning application is not available for the next few weeks, no update could be given regarding the planning application. Mr Garber thanked Mr Andrews for attending the meeting and giving the Committee up-to-date information.

(iii) **MO/2017/2197/2198/2199 & 2194 – CPC/18/004/005/006 & 007: Hill House Farm, Misbrooks Green Road, Capel:** The applicant has informed the Parish Council that two of the applications have been withdrawn, namely the removal of the hedge (MO/2017/2194 – CPC/18/005) and the installation of the car park (MO/2017/2198 – CPC/18/007). The remaining two applications relate to the tended building and the use of the existing building for catering, insofar as the existing building is concerned in its own right, it could facilitate diversification of an agricultural building. The Committee discussed where parking would be sited if the remaining two applications are approved. Mr Garber told the Committee that in mid-February an amended access report was submitted to Mole Valley by the application and subsequently Highways have withdrawn their objection to the application. Local residents were informed of this information, but the Parish Council was not. Mr Garber circulated a draft letter he proposed should be forwarded to Mr Jack Straw, the Head of Corporate Services for Mole Valley District Council. It states that the Parish Council should be made aware of any amendments or withdrawals to planning application. The Clerk was asked to contact Mole Valley Planning Department and ask for copies of the Highways and Transport reports and the response from Highways regarding the objection being withdrawn.

(iv) **Europa Oil and Gas, Land at Bury Hill Wood, Coldharbour Lane, Holmwood, Surrey RH5 6HN.** Mr Garber told the committee that Surrey County Council have confirmed that the Traffic Management appeal

is still with PINS and has not progressed. Surrey County Council and PINS will continue to keep the Parish Council informed of future developments.

(v) **MO/2017/0953 – SCC 2017/0064 – CPC/18/017 – Auclaye Brickworks, Capel.** Further highway information has now been submitted to Surrey County Council. The amended application will include provision for recycling of imported inert waste. This is outside the ROMP application and is different to quarrying and restoration and will require planning permission. The date for consideration of the ROMP application is 25 April but this is likely to be deferred due to the extended consultation. This is not only about highways but also clarification of recycling inert waste. Surrey County Council will continue to keep the Parish Council informed.

(vi) **Clockhouse Brickworks, Capel.** The Parish Council has been in contact with Forterra regarding future proposals for the site, with regard to continuing brick production. A meeting will be arranged between the Parish Council and neighbouring land owners to provide clear advice, so the community is kept informed. There are plans to create a modern brickwork which will respond to housing demands. Planning consideration for the site has been granted until 2044 but only to extract clay. The new planning application is for new brickwork buildings and methodology. There is strong local employment opportunity at the site.

#### **6. Additional information:**

**Forge Cottage, Horsham Road, Beare Green** - A temporary easement has been agreed and is being worked on by solicitors Wellers Hedleys.

**Surrey Hills Hotel, Beare Green** - Minor amendments to the access easement have been agreed with the developers.

**New Planning Guidance** – A white paper, planning for the right homes in the right places will be out for consultation tomorrow. New planning applications are given a very specific headline within the consultation. This could have potentially interesting implications regarding the Mole Valley Local Plan. Responses should be submitted within eight weeks.

#### **Mole Valley Employment Strategy**

The Parish Council should make a brief response to consultation supporting the protection of employment in rural areas, the diversification of employment and how it relates to the sustainability of the Parish.

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

**The Annual Parish Meeting will be on Monday 12 March at 7.30pm at Beare Green Village Hall**

**Full Council Meeting: Monday 19 March 2018 at 7.30pm.**

**Planning Committee: Tuesday 3 April 2018 at 7.30pm.**

**Finance Committee: Monday 14 May 2018 at 8.00pm.**

All other meetings at Capel Parish Hall.