

CAPEL PARISH COUNCIL

**MINUTES OF THE PLANNING COMMITTEE MEETING
HELD ON MONDAY 7 AUGUST 2017 AT 7.30pm IN CAPEL PARISH HALL**

- 1 **APOLOGIES FOR ABSENCE:** Mr McLachlan, Mrs Schryver, Mrs Ford, Mr Cox
- 2 **IN ATTENDANCE:** Mr Garber (Chairman), Mr Ball, Mr Margetts, Mrs Dale, Mr Salter and the Clerk. Mr Guy Davies, Planning Officer Mole Valley District Council, Mr Scuffham (resident of Forge Cottage, Beare Green) and a local developer.
- 3 **DECLARATIONS OF INTEREST:** None.
- 4 **PUBLIC QUESTIONS:** Mr Scuffham confirmed he would address the Planning Committee regarding the planning application and the Parish Council's response for Forge Cottage, Beare Green.
- 5 **MINUTES OF LAST MEETING:** The minutes of the last meeting held on 3 July were presented at the full Parish Council meeting held on 17 July 2017 and had been approved and signed.
- 6 **MOLE VALLEY LOCAL PLAN:**
Mr Garber introduced Mr Guy Davies to the meeting and confirmed that the presentation would outline the proposals and options of the Local Plan. It was important to remember that the period to register opinions had been extended to the 1 September. The response from Capel Parish Council will be discussed at the full Council meeting on the 21 August and will then be submitted to Mole Valley.

Mr Davies confirmed that the new Local Plan was necessary as the existing Local Plan was now out of date. He confirmed that Mole Valley was in an area of constraint and careful consideration needed to be given to where new homes would be built. Each planning authority needed to meet the demand for housing in its own area and the demand for new homes was higher than ever before. The Local Plan was a way of evidence gathering and forecasting what supply of land might become available however it was apparent that in Mole Valley the current land supply will not meet the housing demand. Mole Valley needed to provide 5,900 units over the next 15 years. Using the brownfield and windfall sites, there would be a significant shortfall in the required housing numbers. There had been a small increase in the demand for retail units. The options offered would be to utilise brownfield sites; look to areas outside the district which would be doubtful as there was no duty to agree; release greenfield sites, which would prove to be controversial. Mr Davies emphasised that greenfield release would only be approved in exceptional circumstances and only once all other options had been considered. This land release could be used for urban extension; expand existing rural villages; the introduction of new settlements, or a combination of all three options.

Questions:

Mr Garber said that focusing in what the Parish Council had been doing regarding the Neighbourhood Development Plan, several options had been examined. Regarding the Green Belt, would it be appropriate for the Parish Council to put to Mole Valley minor GB changes? Mr Davies confirmed that at present no sites had been identified and the District Council was keen to obtain views on brownfield and GB options. He confirmed that all options will be explored closely and in detail.

Mr Margetts said that the planning process was frustrating, and could improvements be made to the length of time applications took to be processed. Mr Davies said that Mole Valley was looking at a process that would hopefully improve the timeline.

Mr Garber asked if timescale issues would impact upon deliverability for new housing. Mr Davies said that a timetable will be based on what options are available.

Mr Garber asked if a site was brought forward with the support of the Parish Council and the community, but had not been included in the Neighbourhood Development Plan, how would the District Council consider it. Mr Davies said this would need to be discussed and agreed and will then be taken forward as part of the Local Plan.

It was suggested that housing numbers could rise before decisions were made. The greater the delay the bigger the problem. Mr Davies said that the housing figures within the Local Plan were based on a 15-year programme.

Mr Garber thanked Mr Davies for his presentation and his time and confirmed the Parish Council would respond after the next full Parish Council meeting. In the meantime, if any questions arose they would be forwarded to Mr Davies for his attention.

7 **CONSIDERATION OF PLANNING APPLICATIONS:**

(i) **MO/2017/0994 - Forge Cottage, Horsham Road, Beare Green.** This is an application for a single storey side and rear extension. The Parish Council had considered this application at the full Council meeting on 17 July 2017 and recommended refusal. Mr James Scuffham addressed the meeting and asked why the Parish Council had not supported the application when a similar application had been approved three years ago, although building work had not been commissioned. Mr Garber said that there was a lack of clarity in the application and amendments were needed to approve the new scheme. It was suggested that Mr Scuffham apply to Mole Valley District Council for an amendment or have the scheme revoked. Mr Garber said that the Parish Council would be willing to discuss the amendments on a pre-application basis to ensure the correct process is followed. The application needed to be withdrawn, and the fee would not be lost. New draft proposals should then be submitted.

(ii) **MO/2017/1200 – Derry Stud, Henfold Lane, Beare Green.** This is an application for the erection of a single storey rear extension and two storey front extension following demolition of a single storey rear element (residential). The application relates to the demolition of an existing utility room and the erection of a substantial residential extension. The percentage increase is in excess of 26%. The site lies in the Green Belt. Although the property sits in substantial grounds and in this regard, it would not have an adverse impact upon adjoining dwelling the policy mitigation (ENV 32 and RUD 7) has not addressed the fundamental Green Belt Policy issue. Furthermore, it fails to justify exceptional circumstances to extend the residential accommodation. Finally, although yet to be adopted the Capel NDP has been through examination and the proposals would conflict with the emerging policies of that plan which should now be given significant weight. The Parish Council recommends that the emerging policies and plans should be taken into consideration when a decision is made.

(iii) **MO/2017/1051 – Melville House, Newdigate Road, Beare Green.** This is a revised submission in relation to the conversion of an existing outbuilding to a dwelling. Referring to the revised submission it is clear from an examination of the submitted drawings (existing elevations and the proposed elevations) that the presentation of the former is to be a comparable representation of the new proposals. That is clearly not the case as an accurate comparison can only be drawn between the photo on page 4 of the Planning and Design Statement and the proposed conversion.

In policy terms, the proposals fail to have regard to:

Policy CS1 which states that in the countryside development will only be considered in the context of restraint policies. The criteria in Policy ENV23 (Respect for Setting) is clear in that it must seek to ensure new development is respectful of its surroundings, stating that development will not be permitted where it is considered it would constitute over development. The site falls within the Green Belt. The construction of new buildings within the green belt is inappropriate except in the case of some limited exceptions. Inappropriate development is harmful to the green belt and should not be allowed unless there are very special circumstances to outweigh that harm. No such circumstances exist in respect of this application. (Section 9 paragraphs 79-92 of the NPPF-Green Belt Policy). In the wider context, the site falls outside the settlement boundary (as defined in the Mole Valley Local Plan) and is not in a sustainable location. Turning to the site in specific terms it cannot be considered as an isolated rural building but one which lies within the 'residential curtilage' of Melville House similar to other sporadic residential dwellings along Newdigate Road. Many of the dwellings have outbuildings reflecting a characteristic of the locality. It should also be noted that the proposal would represent inappropriate backland development. Finally, since responding to the first application the Capel Neighbourhood Development Plan has been the subject of examination and report. The (provisional) policies of the NDP as agreed by the Examiner do not support the development proposed and should be considered as a material consideration in the determination of the application. The Parish Council recommends that Planning Permission is refused having regard to national and local policies.

(vi) **MO/2017/0828 – Lucerne, Horsham Road, Capel, Dorking, RH5 5JH.** This is an application for the erection of a three-bed chalet dwelling on land to the north of Lucerne. The above application relates to the use of a mobile home as a separate residential dwelling. It is an application for

Certificate of Lawfulness. The Parish Council has had regard not only to the statement of Mr Crampton dated 17 March 2017 but also to the application MO/2015/1315 and the subsequent appeal decision dated 7 November 2016. Refusals in both cases. Turning first to the statement by Mr Crampton we do not consider it has any weight to support the application. It fails to have regard to any additional evidence which may support such a request and should be rejected. Of greater significance is the planning history in particular the 2016 appeal decision which was for a change of use from storage to a dwelling house and the erection of a 3-bed chalet house. Having considered the application/appeal and the supporting evidence, it is noted that no reference is made to the 'residential' mobile home. This would have been an expectation to support the then application/appeal by the applicant. Furthermore, it is of note that the appeal Inspector made no reference to the mobile home. In addition, in paragraph 4 of his decision letter he refers to "an earlier scheme for two bungalows" which was also refused. It is clear in the view of Capel Parish Council that this is a further attempt by the applicant to secure permission for additional residential development. It should also be noted that in none of the cases has the applicant sought to justify the need for an additional residential unit. In summary, the evidence base is lacking and that the Parish Council recommends the application for Lawfulness is rejected.

(v) **MO/2017/1172 - The Clockhouse, Horsham Road, Capel, Dorking RH5 5JJ.** This is an application for the extension and conversion of a barn to create 1 No. dwelling with associated amenity space and access. As no members of the Parish Council had been able to view the property it was agreed to discuss this application at the full Parish Council meeting on 21 August when councillors would have had the opportunity to consider the application fully.

8 FUTURE STRATEGY OF BROOK COTTAGE, CAPEL.

The Parish Council will be considering how it can reinforce the conclusions contained within the Neighbourhood Development Plan to Mole Valley.

9 EUROPE OIL & GAS, LAND AT BURY HILL WOOD, COLDHARBOUR LANE, HOLMWOOD.

A response has been forwarded to SCC regarding planning application **SCC 2017/0117 and MO /2017/1291/SCC. Consultation on Current Application. Discharge of Condition 20.** The application is in relation to the Road Condition Survey which is supported by a written report, photographic evidence and a video. The submission meets the obligations required pursuant to the appeal but we are concerned that given the significant issues raised at the inquiry neither the Parish Council nor LHAG were invited to attend the survey inspection. We should also point out that in recognising the status of the documentation it should not be seen to pre-determine or pre-empt any debate about the apportionment of responsibility for damage following the post development survey. When that survey is undertaken it should be accompanied by either a representative of Capel Parish Council or LHAG. Confirmation is required that this commitment will be observed. As such in relation to the submission the Parish Council considers the obligations for discharge are met.

10 SPORTS PAVILION, CAPEL RECREATION GROUND

Mr Margetts confirmed that approval for the planning application had finally been received and it was disappointing that it had taken such a long time to reach this stage. The delay had resulted in football teams being lost and the cricket season will be disrupted. A decision on funding will now have to wait until January 2018. Donations had been received and a large contribution had been received from the recent Military Show and the Horticultural Society will also donate. The total cost of the extension is likely to be in the region of £175,000 to £200,00 and Mr Margetts confirmed that a loan will not be considered. Local organisations are being approached in the hope they will be able to assist with funding. The Clerk has asked the solicitor Bucks Law to give an estimate on how much it will cost to put an extension to the existing lease.

11 THE LAKE, HOYLE HILL, BEARE GREEN

A café has now been set up in the grounds of the above property. Mr Ball and Mr Cox had visited the establishment as it was understood planning permission had not been sought from Mole Valley. The proprietors have confirmed that they have been contacted by Mole Valley and the necessary application will be sought. The Parish Council agreed that as this was a local business, sourcing local produce run by local people this should be encouraged, however this must be dealt with in the correct manner. No adverse comments had been received from any of the neighbouring properties.

DATES OF NEXT MEETINGS:

Full Council Meeting: Monday 21 August at 7.30pm

Planning Committee: Monday 4 September at 7.30pm

Finance Committee: Monday 4 September immediately following the Planning Meeting.

All meetings will be held in Capel Parish Hall