

CAPEL PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON MONDAY 3 APRIL 2017 AT CAPEL PARISH HALL

1. **IN ATTENDANCE:** Mr Garber (Chairman), Mrs Schryver, Mr Margetts, Mr Ball, Mrs Dale, Mrs Ford and the Clerk
2. **APOLOGIES FOR ABSENCE:** Mr McLachlan
3. **DECLARATIONS OF INTEREST:** None.
4. **PUBLIC QUESTIONS:** None
5. **MINUTES OF LAST MEETING 6 March 2017:** Read and approved
6. **CONSIDERATION OF PLANNING APPLICATIONS:**
 - (i) **MO/2017/0338: 1 New Close House, Horsham Road, Beare Green, Dorking RH5 4PF.** This is an application for the erection of a part two storey/part single storey side extension and single storey rear extension, and roof lights on rear roof slope, following demolition of existing garage and store. This is a new application which has just been received by the Parish council and the Chairman considered it inappropriate to make any judgement at this meeting. The Chairman and Mr Ball will visit the site and draft a response to all councillors for their consideration. However, initial observations were that this property is within the Green Belt and there appears to be no justification for expanding. A response will be required to be submitted by 21 April 2017.
 - (ii) **MO/2017/0322: Fyllsbrook, Rusper Road, Capel Dorking, RH5 5HG.** This is an application for the erection of a single storey rear extension following removal of existing store. (Application for Listed Building Consent). It was considered that the proposed design is sympathetic to the existing building and will not have an adverse impact upon the fabric of the main building. The Parish Council recommends that planning permission be granted.
 - (iii) **MO/2017/0339: The Linhay, Crackerbarrel Farm, Horsham Road, Beare Green, Dorking Surrey RH5 4PQ.** This is an application for the erection of a double garage with room above and external staircase. The Committee confirmed that there had been numerous extensions and additions to Crackerbarrel Farm. This property lies within the Green Belt and the development would impact upon existing trees. It was considered that this proposed new garage might be used as a potential annex. This application fails to provide necessary details for the use of the garage space. The proposed development would be in Green Belt land and is contrary to Mole Valley policy. The Parish Council recommends this planning application be refused.
 - (iv) **MO/2017/0320: Land rear of 6 Woodside Road, Beare Green, Surrey RH5 4RH.** This is an application for the erection of 2 no. dwellings (one semi-detached pair). The Committee observed that these proposed dwellings will greatly reduce the size of the garden. The proposed development will be in very close proximity to the existing neighbours and it appears there could be potential parking congestion as a single parking space has been allocated for each dwelling. The impact of building these two new properties, although very small, suggest this will cause over development. As the dimensions are not shown on the plans, it is impossible to visualise the size and scale of the proposed development. The application has failed to provide a design access statement and houses in this area will be out of character as other properties in the area are bungalows. One single bungalow with a wide frontage to Maybelle Close could be a possible acceptable alternative. The Parish Council recommends the application for semi-detached houses be refused.

- (v) **MO/2016/0758 Site at Woodways, Weare Street, Capel, Surrey.** This is an appeal following the planning application refusal to build a house and garage. The Parish Council have been informed by Mole Valley District Council that the appeal will be held at a Local Public Hearing on 30 May 2017 at 10.00am and the Parish Council has the right to ask to speak to the Inspector, visit the site and have the decision information forwarded as soon as it is available. This appeal will be discussed at the next Parish Council meeting in April.
- 8. NEIGHBOURHOOD DEVELOPMENT PLAN:** The Mole Valley District Council consultation ends tomorrow, 4 April 2017. To date there have been 15 responses forwarded to MVDC. A draft letter has been put together and must be submitted tomorrow, 4 April 2017. All members of the NDP steering group will receive a copy of the submission. Mole Valley has already contacted the IRCS who will be responsible for the examiner. There are two interesting reports that will reflect on the duties of the Neighbourhood Plan examiners. There are issues regarding how the Housing White Paper will affect the Green Belt boundary and how Mole Valley is falling back on the delivery of housing. The examination will take place sometime between mid-May and the end of June and there could be a referendum in September. All costs associated with the examiner will be met by Mole Valley.
- 11. The next meeting of the Planning Committee is on Tuesday 2 May 2017 at 7.30pm in Capel Parish Hall.**