

CAPEL PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON MONDAY 3 MAY 2016 AT CAPEL PARISH HALL

- 1 **APOLOGIES FOR ABSENCE:** Mrs Schryver, Mr Margetts
- 2 **IN ATTENDANCE:** Mr Garber (Chairman), Mr McLachlan, Mr Salter, Mr Ball, Mrs Dale, Mrs Ford, the Clerk and Helen Potter
- 3 **DECLARATIONS OF INTEREST:** None
- 4 **PUBLIC QUESTIONS:** The applicant Helen Potter had a question about her planning application **MO/2016/0673**, a retrospective application relating to the erection of rear steps at her home, 2 Chasemore Cottages, Broomehall Road, Coldharbour. She asked why it had been necessary to submit a full planning application for the change in direction of the steps which she considered wasted everyone's time. She explained that the steps had been erected along the side of her property instead of at right angles to the house wall which made them less intrusive when viewed from the neighbouring property than the original planning application. The garden falls away steeply from the houses and the applicant has not changed the drop from her property, which is 5 foot, but the neighbours at 1 Chasemore Cottages have dropped the level of their land by 10 foot making an overall drop of 15 foot.

Councillors discussed the matter and considered that the steps as erected had improved the situation. The threshold coming out of number 2 would remain the same whatever scheme applied and the privacy and amenity of number 1 has been further enhanced by the steps being built to the south. It was therefore recommended that retrospective planning permission should be granted.

- 5 **CONSIDERATION OF PLANNING APPLICATIONS:**
- (i) **MO/2016/0477** Black Hut Lake, Henfold Lane, Newdigate, Surrey RH5 5AF. The application is to vary condition number 4 of approved planning permission **MO/2014/0493** for the erection of a fishery lodge to allow usage of the lodge for overnight stays and to allow for fishing outside of daylight hours. Councillors recommended that the application be approved for erection of a fishery lodge for overnight stays for fishing outside daylight hours and for no other activity.
 - (ii) **MO/2016/0652** Old Wattlehurst Farm, Horsham Road, Capel, Surrey RH12 3SD. This is an application to erect a detached dwelling with garage following demolition of an existing non-agricultural barn and commercial stabling. The proposed dwelling is in an unsustainable location. The issues identified by Peter Mills, Conservation Officer, have not been addressed having regard to the Listed Building. The proposal does not have regard to the design and character of the Listed Farmhouse. If MVDC were to grant planning permission, having regard to government policy in relation to affordable housing provision the Parish Council would require a condition seeking a financial contribution towards affordable housing.
 - (iii) **MO/2016/0411** Henhurst Lodge, Beare Geen Road, Ockley, Surrey RH5 4PX. This is a proposal for a replacement dwelling in the countryside (GB) close to the Parish boundary. It remains unclear in which Parish the site sits. The application is for the erection of a dwelling with carport and associated landscaping and demolition of the existing dwelling. Councillors had now considered the detailed proposals for the development at Henhurst Lodge and welcomed the innovative design and the manner in which it will be set in the landscape. It is recommended that planning permission be granted and there be a planning agreement with demolition of the existing house required within 4 weeks of occupying the new dwelling.

- (iv) **MO/2016/0611** Aerial Mast, Wigmore Lane, Beare Green, Surrey RH5 4PU. This is an application to install 3 replacement antennas on a new headframe and a komodo cabinet at ground level. After discussion it was decided to make a site visit before writing to MVDC with the PC's recommendations.
- (v) **MO/2016/0628** 10 Leith Road, Beare Green, Surrey RH5 4RQ. This is an application for the erection of a two-storey side extension with other alterations. The linear extension is to the side and rear of the existing dwelling with an extensive length of the proposed extension running along the boundary adjacent to the neighbouring dwelling. This will have a significant adverse impact upon the residential amenity of No.8 given its proximity to the boundary. The design has little integrity having regard to the size, scale, and mass of the existing dwelling and it has no regard to the prevailing character of the locality. The design proposes windows in the roof space overlooking No.8 which given its proximity will have an impact upon the privacy of occupants of No.8. The application is contrary to national guidance (NPPF) and the MV Local Plan. The Parish Council therefore recommends that this planning application be refused.
- (vi) **Melville House Enforcement Appeal Decision.** The decision had been reissued: the use of the site must cease including garages for breaking of motor cars, storage of motor components and parts, sale of components and parts, storage of contaminated diesel and petrol fuel; all garages, motor cars and motor components must be removed from the land. Compliance is required within two months. Hard standing must be removed and returned to grass within 4 months. The Clerk was asked to write to MVDC saying that the Parish Council welcomes the decision of the Inspector which fully supports the matters identified and raised as concerns by the Parish Council.
- (vii) **Surrey Hills Hotel.** MVDC had advised that a further change in proposals was expected from Martin Grant Homes but nothing had been received. The PC is concerned to establish that it will be consulted and the Clerk was asked to write to MVDC regarding the present submission indicating that the draft Capel Neighbourhood Development Plan has included the site for residential development and therefore its redevelopment has the general support of the PC. However, it is considered that the land is not best utilised, that a modest increase in numbers (up to 12) with a wider mix would be more appropriate, and that affordable housing must be provided on site and not via a financial contribution. A Housing Needs Survey has been commissioned by CPC in relation to its emerging Neighbourhood Development Plan from which it is clear that actual provision must be delivered within the village ward. The Clerk was asked to write to the local member of MVDC asking that she reinforce the point and seek a refusal of permission unless this key matter is addressed. It is considered that in any event the matter of the development should await the outcome of the referendum on the NDP later this year.

6 **NEIGHBOURHOOD DEVELOPMENT PLAN:** A public meeting in Capel Village Hall will be held on 22 June prior to sending the draft NDP to every household for the initial 6-week consultation. It was suggested that an executive summary of the plan be prepared so that residents attending the meeting on 22 June would have an idea of what it contained in advance of receiving the whole document. The NDP will be submitted to MVDC at the end of August and they will consult with the public for 6 weeks prior to it going to the Examiner who has 3 months to come to a decision as to whether it can go to a referendum.

The next meeting of the Planning Committee will be held on Monday 6 June 2016. The Annual Meeting of the full Parish Council takes place on Monday 16 May 2016 and the Finance Committee meets on Monday 9 May 2016. All meetings start at 7.30pm and will be held in Capel Parish Hall.