

CAPEL PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON MONDAY 4 APRIL 2016 AT CAPEL PARISH HALL

- 1 **APOLOGIES FOR ABSENCE:** Mrs Schryver, Mr Margetts, Mr Cox, Mrs Ford
- 2 **IN ATTENDANCE:** Mr Garber (Chairman), Mr McLachlan, Mr Salter, Mr Ball, Mrs Dale and the Clerk
- 3 **DECLARATIONS OF INTEREST:** None
- 4 **PUBLIC QUESTIONS:** None
- 5 **CONSIDERATION OF PLANNING APPLICATIONS:**
- (i) MO/2016/0379. 29 Leith Road, Beare Green, RH5 4RG. This is an application for conversion of an internal garage into habitable accommodation. The change of use will enhance the dwelling without any adverse impact. Two parking spaces should be retained on the frontage within the dwelling boundary. The Parish Council recommends that the application be approved.
 - (ii) MO/2016/0437. Broomells Yard, Misbrooks Green Road, Capel, RH5 5HL. This is a prior notification for the change of use of an agricultural building to a dwelling and is a resubmission of an earlier withdrawn application. There are no mitigating circumstances to justify a departure from Policy being contrary to National Policy (NPPF and NPPG) and the MV Local Plan. The site is in the Green Belt and granting planning permission would represent an unacceptable precedent. The Parish Council therefore recommends that the application be refused.
 - (iii) MO/2016/0429. Weavers, Newdigate Road, Beare Green, RH5 4QD. This is an application for erection of a single storey side/rear extension following demolition of the existing conservatory and single storey element. This will involve a minor change to the rear elevation of the dwelling which by simplifying its appearance will enhance the present features. There will be no adverse impact upon neighbouring properties. The Parish Council therefore recommends that the application be approved.
 - (iv) 2013/228/ENF. MO/2014/1266/ECL. A decision on the Melville House appeals was received on 22 March 2016. The appeals were unsuccessful and the Enforcement Notices were upheld. The site must now be cleared.
- 6 **NEIGHBOURHOOD DEVELOPMENT PLAN:** A meeting is to be held on Monday 11 April to consider the independent surveys and to hear presentations from four land promoters. There was a discussion about the need for affordable homes to be included in any new developments for the benefit of the Parish, rather than payments being made in lieu of such provision, as such payments would end up in the District Council's general pot for use on any new affordable housing development within the Mole Valley district.
- 7 Notification had been received from Surrey County Council of the temporary closure of Public Footpath 184 where it crosses Taylor's Gill due to an unsafe footbridge. The closure had been in place since 14 March and will be in place until 14 September or until completion of works if earlier. The Secretary of State for Transport may extend the period of required. A map showing an alternative route was enclosed with the Notice.
- 8 The next meeting of the Planning Committee is on Tuesday 3 May at 7.30pm in Capel Parish Hall.