

CAPEL PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING

Held on Monday 5 October 2015

1. **APOLOGIES FOR ABSENCE:** Mr Salter, Mr Ball, Mr Cox
2. **IN ATTENDANCE:** Mr Garber (Chairman), Mrs Schryver, Mrs Ford, Mr McLachlan, Mr Margetts, Mrs Dale and the Clerk
3. **DECLARATIONS OF INTEREST:** Mr McLachlan (LHAG)
4. **MINUTES OF PREVIOUS MEETING:** The minutes of the Planning Committee held on 7 September had been agreed and signed at the meeting of the full Council on 21 September.
5. **MATTERS ARISING:** The Chairman mentioned two interesting decisions relevant to matters under consideration by CPC currently: (i) a housing scheme which failed in advance of an emerging Neighbourhood Development Plan where the Inspector's view was allowing the appeal while an NDP was developing would be contrary to P.183 and P.185 of the National Development Framework; and (ii) new legislation regarding traveller sites issued at the end of August states "... temporary and permanent sites should be considered as inappropriate development in the Green Belt not to be approved except in special circumstances..." There have been a lot of issues about "demand and need" and that is not relevant on Green Belt sites.

Mr McLachlan reported that he had been to Surrey County Council's Planning & Regulatory Committee meeting on 23 September in connection with application MO/2014/1006/SCC - Underground drilling corridor of an exploratory hydrocarbon borehole at land at Bury Hill Wood, off Coldharbour Lane, Holmwood, Surrey. The result was 9 to 2 in favour of the application, against the Parish Council. However, Tim Hall, the Planning Chairman, did say there will be full consultation on the traffic management scheme, it will be handled like any planning application, and Hazel Watson is to ask for it to be dealt with before the same committee.

Mr Garber said the Brook Cottage application had been submitted and he had said he would look at the design access and planning statement. He had spoken to the Mark Cherrington and was having a further meeting on Wednesday as a number of key issues needed to be considered: (i) there was no mention of past enforcement action, which had discouraged the owner from taking the matter forward; (ii) there should be inclusion of a drawing of the layout of the landscape scheme and house sites within the design access statement; (iii) the applicants should refer in the design access statement to the issue of local involvement and use their best endeavours to achieve it; (iv) there is no reference to the Neighbourhood Development Plan. They have agreed to resubmit the application after the Wednesday meeting. Mrs Schryver asked if the application had been put in without any drawings and Mr Garber said that although the application included drawings of house types, what is not included is a copy of the housing layout, house types, and reference to materials in the design access and planning statement itself which is a key part of the documentation.

6. CONSIDERATION OF PLANNING APPLICATIONS received since the meeting on 21 September and other matters:

- (i) MO/2015/1505/PLA. Osbrooks, Horsham Road, Capel. This is an application for the erection of a dwelling following demolition of a barn and stables and removal of a sand school. Parish Councillors note that while the applicant states this is for the demolition of a non-residential barn, they seek a change of use from an agricultural building to a dwelling which would be contained within a small plot with limited external amenity space. The proposal is for family accommodation with the building mass and volume having taken into account dilapidated structures. Policy RUD8 of the MVLP has regard to the replacement of dwellings in the countryside. This application is not for replacement but for a new dwelling. The applicant seeks to pursue a case that the proposal will reflect local need; that is not the case as no local benefit will ensue. The application goes against Core Strategy policy: it is not in the village (CS1); it is not infilling (CS2); it does not enhance the character of the area (CS14). It goes against ENV3: development not acceptable within the countryside unless it meets agricultural needs; ENV22: the design layout is not appropriate for the site; ENV23: the scale, character and bulk is not in character with the surrounding built environment; ENV24 has regard to space about the buildings and it indicates that proposals should reflect a density appropriate to the character of the area. The National Policy Framework directs it should be in a sustainable location and that goes back to the Core Strategy. The Parish Council considers the proposal compromises in particular the character of the existing Osbrooks House. The recommendation therefore is that planning permission should be REFUSED.
- (ii) MO/2015/1536/PCL. 127 The Street, Capel. Certificate of Lawfulness for a proposed use in respect of the erection of a conservatory at the rear. The proposed conservatory falls within the Capel Conservation Area. Policy ENV39 requires extensions to be of a high standard of design. An application for permission should therefore be submitted having regard to the site being within the CA. It was agreed that if an appropriate application were to be submitted it would have the support of the Parish Council.
- (iii) Mr Garber gave an update on the situation regarding Bridleway No.269 and Footpath No.186. He had met Ben Turner who had been given the wrong information by MVDC regarding the status of the two Orders. At present he has horses in foal and the gate is locked with a padlock. It was agreed that he would either move his horses out within a fortnight or he will install a self-closing gate. Mrs Dale said that no-one would ride through as a stallion is there currently. It was agreed to monitor the situation. There followed a discussion about the possibility of getting the landowner to install a fence where there is a hole in the hedge which people are being directed to use as an access way.
- (iv) Application MO/2015/1023. Auclaye Brickworks, Horsham Road, Capel. A letter had been received from MVDC regarding the CLEUD application. The SCC had failed to enforce the orders and the MVDC legal officer had stated that a certificate could be granted if the description of the proposal were to be revised. This accords with the Parish Council's letter of 23 July to the effect that a further application will be required, or an amended application made for the PC's further consideration. The recommendation therefore is that having regard to the advice of the MV solicitor a

certificate cannot be agreed until a revision is made. At that time the PC will review its previous recommendation.

8. Other Matters

- (i) Surrey Hills Hotel. Martin Grant Homes had made a presentation to the PC regarding their proposals for housing on the Surrey Hills Hotel site and it was suggested they present their proposals to residents at a public exhibition to be held at Beare Green Village Hall. The date of Saturday 24th October has been agreed, between 10.30 and 12.30. MGH said they had consulted with near neighbours of the proposed development site and it was suggested that they should write to all of those people and extend their consultation to other residents in the area. While it was agreed that development of the site for housing would be beneficial, there were a number of policy issues to be overcome before any housing development may go ahead as the site is in the Green Belt. Councillors expressed the opinion that some affordable housing must be included in the development, on a shared equity basis. There was further discussion about the current layout and housing types proposed and landscaping issues.
- (ii) The police have confirmed they will attend neighbourhood community meetings on 27 October at Beare Green Village Hall and 29 October at Capel Village Hall, to speak about parking and road safety issues.
- (i) On the Melville House application it was pointed out that local people will need to write again if they have objections.
- (ii) Mr Garber said there was a Gatwick meeting and a meeting at the House of Commons on 4th November.

The next meeting of the Planning Committee will be on Monday 2nd November 2015 at 7.30pm in the Capel Village Hall Committee Room.