

CAPEL PARISH COUNCIL

MINUTES OF PLANNING COMMITTEE held on Monday 11th May 2015

1. **APOLOGIES FOR ABSENCE:** Mr McLachlan

2. **IN ATTENDANCE:** Mr Garber (chair), Mrs Schryver, Mr Ball, Mrs Dale, Mr Salter and the Clerk. Five members of the public were also in attendance

3. **DECLARATION OF INTEREST:** None

4. **MINUTES:** Minutes of the Planning Committee March 2nd had been approved at the meeting of the full Council 16.03 15

5. **MATTERS ARISING:** None

PUBLIC QUESTIONS: Questions related to the public exhibition regarding the Brook Cottage development, which is not a planning application at this stage.

6. **CONSIDERATION:** Planning Applications received between April 20th and May 11th 2015.

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| Application Ref: | MO/2015/0303/PLAH | Date: | 10-Apr-2015 |
| Case Officer: | Mrs Cindy Blythe | | |
| Ward: | Capel, Leigh & Newdigate | PSH/Area: | Capel |
| Applicant: | Mr C Stewart | | |
| Location: | 11, Bakers Way, Capel, Dorking, Surrey, RH5 5JS | | |
| Proposal: | Erection of first floor extension and side/front single storey extension. | | |
| Response: | The proposal will not impact or have an adverse effect on adjoining properties. It is recommended that permission is granted. | | |
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| Application Ref: | MO/2015/0388/PLA | Date: | 30-Mar-2015 |
| Case Officer: | Miss Hannah Gillett | | |
| Ward: | Capel, Leigh & Newdigate | PSH/Area: | Capel |
| Applicant: | Mr R Whitehead | | |
| Location: | Westminster Cottage, 17, The Street, Capel, Dorking, Surrey, RH5 5LD | | |
| Proposal: | Erect extension of existing front projection to enlarge entrance area, and install flat roof storm canopy over front door. | | |
| Response: | The retention of the frontage character is important. Planning Permission is recommended subject to materials matching existing. | | |

Application Ref: MO/2015/0534/CU **Date:** 02-Apr-2015
Case Officer: Mrs H Clarke
Ward: Capel, Leigh & Newdigate **PSH/Area:** Capel
Applicant: Mr J Nye
Location: The Cart Shed, Old Wattlehurst Farm, Horsham Road, Capel, Horsham, Surrey, RH12 3SD
Proposal: Change of use from office (Use Class B1) to single storey one bedroom residential dwelling (Use class C3).
Response: Refusal of Permission is recommended. It is contrary to Policy, with no justification for an exception and the integrity of the Listed Building would be lost.

Application Ref: MO/2015/0535/LBC **Date:** 02-Apr-2015
Case Officer: Mrs H Clarke
Ward: Capel, Leigh & Newdigate **PSH/Area:** Capel
Applicant: Mr J Nye
Location: The Cart Shed, Old Wattlehurst Farm, Horsham Road, Capel, Horsham, Surrey, RH12 3SD
Proposal: Change of use from office (Use Class B1) to single storey one bedroom residential dwelling (Use class C3).
Response: See above.

Application Ref: MO/2015/0560/PLA **Date:** 10-Apr-2015
Case Officer: Mrs Helen Rennie
Ward: Capel, Leigh & Newdigate **PSH/Area:** Capel
Applicant: Mr & Mrs D Fraser
Location: Land rear of The Old Stores, 123, The Street, Capel, Dorking, Surrey, RH5 5JX
Proposal: Change of use of equipment shed for the Nature Reserve to a Management Office and equipment shed for the Nature Reserve, and 1 No. dwelling.
Response: The proposal would provide sub-standard accommodation. The building is in the Green Belt and beyond the settlement boundary. It is not redundant and exceptional circumstances have not been demonstrated to justify a departure from Policy.

Application Ref: MO/2015/0580/PMB **Date:** 14-Apr-2015
Case Officer: Mrs Helen Rennie
Ward: Capel, Leigh & Newdigate **PSH/Area:** Capel
Applicant: Mr S Wyles
Location: Osbrooks, Horsham Road, Capel, Dorking, Surrey, RH5 5JN
Proposal: Prior notification for change of use of an agricultural building to 1 No. dwelling (Use Class C3).
Response: The earlier decision to refuse planning permission (by the LPA and Inspector) remain. The building is not capable of conversion. Accordingly, permission should be refused.

Application Ref: MO/2015/0611/PLAH **Date:** 17-Apr-2015
Case Officer: Miss Hannah Gillett
Ward: Capel, Leigh & Newdigate **PSH/Area:** Capel
Applicant: Mr G Edwards
Location: Wolves Hill Cottage, 223, The Street, Capel, Dorking, Surrey, RH5 5HA
Proposal: Insertion of 1 No. dormer window to rear elevation and 2 No. roof lights to both front and rear elevations to facilitate loft conversion.
Response: The Parish Council recommends a refusal of planning permission. The dormer proposed is inappropriate, a velux window retaining the integrity of the roof line being more appropriate and will have Parish Council support.

Application Ref: MO/2015/0650/PLA **Date:** 22-Apr-2015
Case Officer: Mr Rob Brereton
Ward: Capel, Leigh & Newdigate **PSH/Area:** Capel
Applicant: Mr R Whitley, Grenehurst Park Residents
Location: Greenhurst Park, Capel, Dorking, Surrey, RH5 5GB
Proposal: Erection of a single storey side extension to pool house to create new plant room.
Response: Recommended that planning permission is granted.

7. Brook Cottage - update

The public consultation meeting undertaken by the Consultants was well attended by the community with leaflets and response forms being provided.

The next stage will be for the Consultants to advise the Parish Council of the consultation outcome and for them to review any changes for discussion with the Parish Council in early June.

They anticipate making an application to Mole Valley in August.

8. Neighbourhood Plan

A formal submission has been made to Mole Valley requesting approval of the plan process in the relevant regulations.

The Parish Council have now confirmed membership of the Neighbourhood Plan Steering Group which will comprise Paul Garber (Chairman), Paula Dale (Capel), Chris Ball (Beare Green), Stuart McLachlan (Coldharbour). This will be supplemented by a community representative from each of the three villages and an officer from MVDC Planning Policy Team.

Public Consultations are being planned for early July, one in each village.

9. Europa Oil & Gas

Paul Garber attended the Inquiry giving evidence in relation to the proposals.

The evidence submitted was unchallenged with key points being addressed to the Inspector.

In relation to the extant application the Clerk is to contact Surrey County Council indicating that it will be our intention to make a presentation at the Committee Meeting in due course.

10. The next meeting of the Planning Committee will be on Monday June 1st 2015 at 7.30pm in the Committee Room, Capel Village Hall. The Planning Committee will report to the meeting of the full Council on Monday 18th May 2015.