

CAPEL PARISH COUNCIL

MINUTES OF PLANNING COMMITTEE held on Monday 5th January 2015

1. APOLOGIES FOR ABSENCE: Mr Cox, Mr Ball, Mr Salter

2. IN ATTENDANCE: Mr Garber (chair), Mr McLachlan, Mrs Schryver, Mrs Pearson, Mrs Watson, Mrs Dale and the Clerk.

3. DECLARATION OF INTEREST: Mr McLachlan for any matters regarding LHAG

4. MINUTES: The minutes of the Planning Committee on December 1st 2014 had been signed as correct at the full Council meeting on December 15th 2014.

5. MATTERS ARISING: No further communication received from MVDC regarding MO/2014/1531 Ranmore View Cottage and MO/2014/1585 Broomells Yard.

PUBLIC QUESTIONS: None

6. CONSIDERATION: Planning Applications received between December 15th 2014 and 5th January 2015

Application Ref: MO/2014/1842/ADV

Date: 17-Dec-2014

Case Officer: Mrs Cindy Blythe

Ward: Beare Green

PSH/Area: Capel

Applicant: Esso Petroleum Co. Ltd

Location: Leith Hill Service Station, Horsham Road, Beare Green, Dorking, Surrey, RH5 4QU

Proposal: Advertisement consent for 3 No. externally illuminated Wave signs' 6 No. Pump number signs and 3 No. Koala signs.

Response: The Parish Council has considered the above application and recommends that planning permission is refused.

In making its recommendation the prevailing conditions have been assessed.

In this Green Belt location, along a dangerous length of dual carriageway, the Council consider the illumination is both unnecessary and inappropriate. The Council also consider such signage is likely to cause an unacceptable distraction with the potential of highways danger and an accident.

Application Ref: MO/2014/1726/CAT

Date: 17-Nov-2014

Case Officer: Mr Ron Howe

Ward: Capel, Leigh & Newdigate

PSH/Area: Capel

Applicant: Mr W Ball

Location: Cotswold, 45, The Street, Capel, Dorking, Surrey, RH5 5LD

Proposal: Thin one Willow tree by 50%.

Response: No objection (MVDC decision prior to PC notification)

Application Ref: MO/2014/1861/PLAH **Date:** 11-Dec-2014

Case Officer: Mr P Mills

Ward: Capel, Leigh & Newdigate, **PSH/Area:** Newdigate, Within 20m of
Within 20m of Beare Green Capel Parish
Ward

Applicant: Miss E Turner

Location: Gosscroft Cottage, Henfold Lane, Newdigate, Dorking, Surrey, RH5 5AF

Proposal: Retrospective application in respect of various works to outbuilding at rear of Gosscroft Cottage, including repairs to walls and roof, also erection of porch and insertion of dormer window.

Response: The Parish Council have considered the conjoined applications for retrospective approval.
The Council have considered the position had the application been submitted prior to its premature implementation given the Green Belt location and Conservation (Listed Building) status.
In such circumstances having regard to Policy the building would have been recommended for refusal.
The building as built is to an acceptable design, although its scale is greater than we considered in other circumstances as being acceptable.
Given the overall balance of the position which now prevails we consider that retrospective permission should be granted.

Application Ref: MO/2014/1862/LBC **Date:** 11-Dec-2014

Case Officer: Mr P Mills

Ward: Capel, Leigh & Newdigate, **PSH/Area:** Newdigate, Within 20m of
Within 20m of Beare Green Capel Parish
Ward

Applicant: Miss E Turner

Location: Gosscroft Cottage, Henfold Lane, Newdigate, Dorking, Surrey, RH5 5AF

Proposal: Retrospective application in respect of various works to outbuilding at rear of Gosscroft Cottage, including repairs to walls and roof, also erection of porch and insertion of dormer window. (Application for Listed Building Consent).

Response: As MO/2014/1861

7. Response to Europa Oil application MO/2014/1006/SCC. SCC Ref 2014/0082

A Draft response would be available and circulated by end of w/b 11.01.15 and would be structured along the lines of previous discussions included in the Appeal document APP/B3600/A/11/2166561. Focus will be on 1) the ability of the company to fulfil the financial considerations 2) Sec. of State refusal of PP in cases involving the AONB 3) consideration of the Green Belt 4) not a strong case for the aquifer.

Individuals should object from a personal perspective. Submit an A4 plan showing where they live in perspective.

Responses by 29th January. Application likely to go to March meeting of SCC

8. Draft response to consultation document Gatwick Airport Second Runway

Various documents from GACC on how to respond had been received and circulated. The Draft response would be drawn up and circulated in advance of the PC meeting on 19th Jan

9. Neighbourhood Plan

The Local Plan had now been put back 3yrs. With the Parish's own Neighbourhood Development Order and Neighbourhood Plan in place (approved by MVDC) it would take away from MV the ability to decide where housing in Capel Parish should go.

Public consultation would be needed as well as protection of village assets and community infrastructure.

Village and Landscape appraisals have already been submitted. Ockley already has its own Neighbourhood Plan with the advantage that it was excluded from the Housing and Traveller sites consultation.

10. The next meeting of the Planning Committee to be held on Monday February 2nd 2015 at 7.30pm has been CANCELLED.

Any planning applications will be considered at the Full Council meeting on Monday 16th February 2015 at 7:30 pm to be held in the committee room in Capel Village Hall.