

CAPEL PARISH COUNCIL

MINUTES OF PLANNING COMMITTEE held on Monday 6th October 2014

1. APOLOGIES FOR ABSENCE: Mrs M Watson

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

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

4. MINUTES: The minutes of the Planning Committee on 1st September 2014 were agreed as correct

5. MATTERS ARISING: Wattlehurst Farm MO/2014/1270. A further submission had been sent to MVDC to the effect that change to the materials to be used had not altered the Council's opinion to recommend refusal of the application.

PUBLIC QUESTIONS: 26 members of the public were in attendance and spoke in the order as per the attached list re the topics identified and listed at MO/2014/1006 – response below.

6. CONSIDERATION: Planning Applications between 15th September and 6th October 2014.

Application Ref: MO/2014/1091/PLAMAJ **Date:** 02-Sep-2014
Case Officer: Mr Aidan Gardner
Ward: Capel, Leigh & Newdigate, **PSH/Area:** Newdigate, Within 20m of
Within 20m of Capel, Leigh & Capel Parish
Newdigate
Applicant: Messrs Maloney & Maughan
Location: Riverdale Farm, Rusper Road, Capel, Surrey
Proposal: Use of land for 2 No. mobile homes, 2 No. touring caravans, 2 No. utility
blocks and 2 No. stables, together with hardstanding and access for two
Gypsy families.
Response: Having regard to the requirement to provide sites for travellers and against
the background of the Enforcement Appeal decision relating to Partridge
Lane, the Parish Council recommends planning permission is granted.

Application Ref: MO/2014/1323/PLAH **Date:** 06-Sep-2014
Case Officer: Mrs Helen Rennie
Ward: Leith Hill **PSH/Area:** Capel
Applicant: Mr & Mrs M Perry
Location: 5 Broome Hall, Broomehall Road, Coldharbour, Dorking, Surrey, RH5 6HJ
Proposal: Relocation of oil tank and associated landscaping.
Response: The Parish Council recommends that planning permission is granted for the
relocation of the oil tank together with landscaping which will enhance the
setting of the dwelling and will be in a more appropriate location.

Application Ref: MO/2014/1417/PLAH **Date:** 12-Sep-2014
Case Officer: Mrs Helen Rennie
Ward: Beare Green **PSH/Area:** Capel
Applicant: Mr & Mrs Vick
Location: Thasset, Newdigate Road, Beare Green, Dorking, Surrey, RH5 4QD
Proposal: Erection of single storey rear extension and part two storey, part single storey side extension.
Response: The proposed extensions retain the integrity of the dwelling design and are considered appropriate given the size, scale and location of the site. It is recommended that planning permission is granted.

Application Ref: MO/2014/1006/SCC **Date:** 25-Jun-2014
Case Officer: Mr Chris Robertson
Ward: Leith Hill, Within 20m of **PSH/Area:** Capel, Within 20m of
Holmwoods Ward Holmwood Parish
Applicant: Europa Oil and Gas Limited
Location: Land at Bury Hill Wood, off Coldharbour Lane, Coldharbour
Proposal: Underground drilling corridor of an exploratory hydrocarbon borehole (SCC application - for consultation purposes only).
Response: Consideration of the response to the application will be deferred as the Parish Council is seeking further clarification on a range of topics identified by the local community, LHAG and Parish Council Members.
The Parish Council will consider representations made by the community which included the following topics:-
Ecology, AONB, Nature Conservation, Company viability, Enforcability of Agreements, Aquifer, Traffic movement, Noise levels, Light intrusion, Communication and costs to the community.
Reference was made to meetings with the applicants and their consultants on 1st and 6th October, 2014 and to letters from the consultants to the Parish Council, including charts detailing traffic flows for the duration of the exploratory period.

Application Ref: MO/2014/1358/PNJ

Date: 01-Sep-2014

Case Officer: Mr Chris Robertson

Ward: Capel, Leigh & Newdigate

PSH/Area: Capel

Applicant: Mr J Nye

Location: The Cart Shed, Wattlehurst Farm, Wattlehurst Drive, Capel, RH12 3SD

Proposal: Prior notification for change of use from office (Use Class B1) to 1 No. residential unit (Use Class C3).

Response: The Parish Council recommends refusal of planning permission for the Change of Use of the office contained within a **cart shed** to a one bedroom dwelling with no residential amenity. The Parish Council consider the development to be inappropriate and have taken into account the earlier Appeal decision which made specific reference to the building being a good example of a traditional shed.

Appeals

MO/2014/0046	<p><u>Appeal by the Written Representations Method</u> <u>Location:</u> Melville House, Newdigate Road, Beare Green, Dorking, Surrey, RH5 4QD <u>Proposal:</u> Certificate of lawfulness for an existing use in respect of the use of part of the land for the breaking of motor cars, storage of resulting components and the selling on of parts for one make of vehicles being Jaguar cars for a period in excess of 10 years.</p>	<p><u>Appeal Consultation Start Date :</u> 16 September 2014 <u>Appeal Consultation Period Finish Date:</u> 28 October 2014 Written Representations direct to please :</p>
Response:	<p>The Parish Council considers the Appeal should be dismissed as the applicants have failed to demonstrate activities been undertaken for a period in excess of 10 years.</p>	

MO/2013/1576	<p><u>Appeal by the Written Representations Method</u> <u>Location:</u> 1 Broome Hall, Broomehall Road, Coldharbour, Dorking, Surrey, RH5 6HJ <u>Proposal:</u> Erection of single story artists studio following demolition of existing barn and stables.</p>	<p><u>Appeal Consultation Period Start Date :</u> 11 September 2014 <u>Appeal Consultation Period Finish Date :</u> 16 October 2014 Written Representations direct to please : Nicholas Kessler 0303 – 444 - 5400</p>
Response:	<p>The Parish Council maintains its position that planning permission should be refused.</p>	

THE NEXT MEETING OF THE PLANNING COMMITTEE WILL BE ON Monday November 3rd 2014 at 7.30pm in the Committee Room, Capel Village Hall