CAPEL PARISH COUNCIL

MINUTES OF PLANNING COMMITTEE held on Monday 1st September 2014

1. APOLOGIES FOR ABSENCE: Mr K Salter

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

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

4. MINUTES: The minutes of the Planning Committee on 4th August 2014 were agreed as correct

5. MATTERS ARISING: As per agenda Europa Oil

PUBLIC QUESTIONS: No members of the public were in attendance

6. CONSIDERATION: Planning Applications between 4th August and September 1st 2014.

PLANNING APPLICATIONS

Application Ref: MO/2014/1140/PLAH **Date:** 21-Jul-2014

Case Officer: Mrs H Clarke

Ward: Beare Green PSH/Area: Capel

Applicant: Mr & Mrs Adami

Location: Orchard End, Bregsells Farm, Old Horsham Road, Beare Green, Dorking,

Surrey, RH5 4QY

Proposal: Erection of detached double garage with attached garden store.

Response: No objection. The Council would wish to ensure the proposals can only be

used for the intended purpose.

Application Ref: MO/2014/1178/PCL **Date:** 28-Jul-2014

Case Officer: Mrs H Clarke

Ward: Capel, Leigh & Newdigate PSH/Area: Capel

Applicant: Mr S Cole

Location: Ansford, Vicarage Lane, Capel, Dorking, Surrey, RH5 5LL

Proposal: Certificate of Lawfulness for the proposed development in respect of the

erection of single storey rear and side extensions.

Response: The Parish Council consider that planning permission is required for the

proposed extension. As designed it would have an adverse and unacceptable impact upon the intrinsic character of Vicarage Lane which is

emphasised by 'gaps' between dwellings.

The Parish Council recommends a revision of the proposal by setting back the living room extension by the depth of the existing living room with the utility room being set back to align with the proposed kitchen extension. **Application Ref**: MO/2014/1191/PLA **Date**: 30-Jul-2014

Case Officer: Mr Aidan Gardner

Ward: Capel, Leigh & Newdigate PSH/Area: Capel

Applicant: Mr J Bird

Location: Lucerne, Horsham Road, Capel, Dorking, Surrey, RH5 5JH

Proposal: Erection of 1 No. detached dwelling at rear of Lucerne.

Response: The Parish Council recommend refusal of planning permission. The

proposal is contrary to Policy CS1. The site lies within the countryside beyond the Green Belt. It is also contrary to Policies CS2 and ENV3. It

would be seriously detrimental to the character of the area.

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: The proposals will be considered on 30th September, 2014 following the

implementation of the 28 day consultation period.

Application Ref: MO/2014/1266/ECL Date: 11-Aug-2014

Case Officer: Mrs Sherelle Munnis

Ward: Beare Green PSH/Area: Capel

Applicant: Mr J Thomson

Location: Melville House, Newdigate Road, Beare Green, Dorking, Surrey, RH5 4QD

Proposal: Certificate of lawfulness for an existing use in respect of the breaking of

Jaguar cars and sale of resulting components and parts for a period in

excess of 10 years.

Response: There has been no change in circumstance to demonstrate that a Certificate

of Lawfulness should be issued.

Application Ref: MO/2014/1270/PMB Date: 11-Aug-2014

Case Officer: Mrs Helen Rennie

Ward: Capel, Leigh & Newdigate PSH/Area: Capel

Applicant: Brian Betchley

Location: Wattlehurst Farm, Dorking Road, Kingsfold, Horsham, West Sussex,

RH12 3SD

Proposal: Prior notification for the change of use of existing agricultural buildings to 3

No. residential units (Use Class C3).

Response: The Parish Council recommend a Refusal of Planning Permission. The

proposals would provide unacceptable residential accommodation contrary to the Mole Valley Core Strategy CS1 and the Mole Valley Local Plan, in

particular Policies ENV3 and ENV23.

Application Ref: MO/2014/0213 **Case Officer:** Chris Robertson

Location: The Black Hut Lake, Henfold Lake, Newdigate

Revised Plan, slightly amended location.

Response: The Parish Council now consider the revised proposals to have addressed its

concerns relating to design and visibility. No objection.

7. EUROPA OIL UPDATE: Dates:

(i) The date for the new appeal hearing pending;

- (ii) The new application to Surrey County Council will be considered in either December or January:
- (iii) The Parish Council Planning Committee will consider the new application on 30th September, 2014.

8. TGC RENEWABLES MO/2014/1092 - solar panels

Further letter of objection submitted following appeal decision in Kent (refusal) issues being consistent with objection by Parish Council submitted on 8th August, 2014 (agricultural land, impact upon the countryside, alternative site search, NPPF/NPPG).

9. NEW SPORTS PAVILION AT CAPEL:

Talks are in progress with Capel Cricket Club with a view to using the currently unoccupied Bowls Pavilion as a garage for storing grounds equipment.

THE NEXT MEETING OF THE PLANNING COMMITTEE WILL BE ON TUESDAY SEPTEMBER 30th 2014 at 7.30pm in Capel Village Hall.