

CAPEL PARISH COUNCIL

MINUTES OF PLANNING COMMITTEE held on Monday September 2nd 2013

1. APOLOGIES FOR ABSENCE: Mr McLachlan

2. IN ATTENDANCE: Mr Garber, Mrs Pearson, Mrs Schryver, Mr Dale, Mr Salter and Mrs Coke the Clerk. No members of the public were in attendance

3. DECLARATION OF INTEREST: None

4. MINUTES: The minutes of the Planning Committee August 5th 2013 were agreed as a correct record.

5. MATTERS ARISING: Gatwick Airspace Min.Ref.8/08/13 – Please see item 10.

PUBLIC QUESTIONS: None

6. PLANNING APPLICATIONS and Appeals – To consider and recommend for adoption Planning Applications and Appeals received between August 5th and September 2nd 2013

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| Application Ref: | MO/2013/1033/PLAH | Date: | 31-Jul-2013 |
| Case Officer: | Mrs Jenny Margetts | | |
| Ward: | Beare Green | PSH/Area: | Capel |
| Applicant: | Mr P Alloway & Ms C Penny | | |
| Location: | Briarwood, Henfold Lane, Beare Green, Dorking, Surrey, RH5 4RW | | |
| Proposal: | Amendment to approved planning permission MO/2013/0577 for erection of roof extension to include 2 No. dormer windows on the front elevation and 2 No. dormer windows on the rear elevation to facilitate the addition of further habitable accommodation in roofspace. The erection of single storey rear extension and front and rear porches following removal of the existing rear conservatory. | | |
| Response: | Councillors have no objection to the garage but regard the house extension as being grossly out of proportion and consider it to be overdevelopment. | | |
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| Application Ref: | MO/2013/1037/PLAH | Date: | 31-Jul-2013 |
| Case Officer: | Miss Caroline Spencer | | |
| Ward: | Capel, Leigh & Newdigate | PSH/Area: | Capel |
| Applicant: | Mr L Horwood | | |
| Location: | 2, Northwood Cottages, Horsham Road, Capel, Surrey, RH5 5JW | | |
| Proposal: | Amendment to permission MO/2013/0594 to increase footprint of garage/playroom/store. | | |
| Response: | Councillors have no objection to the proposals but request that a Condition be included that the increased space should not be used as either permanent or temporary accommodation | | |

Application Ref: MO/2013/1043/PLA **Date:** 02-Aug-2013
Case Officer: Mrs Sherelle Munnis
Ward: Capel, Leigh & Newdigate **PSH/Area:** Capel
Applicant: Mr C Bird, Punch taverns
Location: The Crown Inn (PH), 98, The Street, Capel, Dorking, Surrey, RH5 5JY
Proposal: Installation of new external extract canopy ductwork from trade kitchen and
Response: installation of new fresh air intake grill to trade kitchen.
The duct is made of shiny steel and Councillors agree with the Historic Environment Officer that it should be painted black. Otherwise Councillors raise no objections

Application Ref: MO/2013/1035/PLAH **Date:** 06-Aug-2013
Case Officer: Mrs Jenny Margetts
Ward: Capel, Leigh & Newdigate **PSH/Area:** Capel, Within 20m of
Newdigate Parish
Applicant: Mrs V Chapple
Location: The Carriage House, Rusper Road, Capel, Dorking, Surrey, RH5 5HG
Proposal: Erection of detached garage with games room over.
Response: The dormer windows overlook Stable Cottage meaning that any music and other noise seepage could cause a noise nuisance to adjoining properties. It is suggested that a noise consultation should be considered.
Neither the garage or games room should be used as accommodation.

Application Ref: MO/2013/1075/PLA **Date:** 14-Aug-2013
Case Officer: Mr David Spring
Ward: Leith Hill **PSH/Area:** Capel
Applicant: Mrs P Darbyshire
Location: Ivy Cottage, Abinger Road, Coldharbour, Dorking, Surrey, RH5 6HB
Proposal: Erection of log store.
Response: No objection.

5. If Court of Appeal is not actioned the case will go back to PINS for a new appeal
6. The PC gave evidence at Inquiry at a cost of £4,300
7. PC had agreed that it would support LHAG on the basis that any balance from £5,000 would be contributed to LHAG
8. If the matter returned to appeal then CPC would again appear at Inquiry
9. The Europa Oil case is very local (unlike the incinerator) and LHAG accept that an alternative site or alternative access to a site from Holmwood / Beare Green direction would not result in their objecting. That would not be the case with CPC.
10. If LHAG are successful with their Court of Appeal case then they would have the majority of their costs paid by Europa Oil but these would be subject to court taxation. The receipt would be about 70%. CPC could agree to contribute towards that shortfall based upon earlier agreed figures.

The Committee agreed to recommend to the Full PC that it agree to Conditional Funding support based on the outcome of the Court of Appeal success and that CPC should limit exposure as it will incur costs at a new appeal or in resisting an application for the exploration.

8. Project OverHall – Business Plan

Several issues were raised regarding the Plan and further points would be included and circulated prior to the meeting, for question and discussion at the meeting with the Project OverHall Committee on September 10th (9.30am at the BG Hall). Further details of the Lease currently under discussion with MVDC would also need to be clarified.

9. Weald School Development project – update

1. At the request of CPC a Briefing meeting will take place on Sept 17th at the Weald School at 11.00am
2. The school advisors see the PC as interfering with the project.
3. CPC has asked for assurances relating to the promotion of Options 1 and 3 only
4. CPC has asked for assurances regarding the retention of a significant amount of recreational land for the community.
5. The school may seek a larger school facility than indicated – this would be an unacceptable threat to the Scott Broadwood sites at Capel and Ockley.
6. The larger school would be of greater cost than £6-7 million and would therefore require more land for development.
7. CPC has estimated that for the capital receipt to achieve £6-7 million some 2ha of development would be required – located where the present buildings are in position ie brown field.
8. Access to the school site is crossed by CPC land – school advisors indicted that if CPC attempted to control proposals then it would imply that the failure to facilitate delivery of the project would be the fault of the PC (an unacceptable threat)
9. CPC to write to the School / advisors indicating in clear terms that unless they follow the direction indicated as a possible route for their strategy, CPC support would be withdrawn – and CPC should then reserve its position until after the pre-view meeting.

SCC legal dept. (Ann Carlton) is progressing information on any covenants associated with land bequeathed to the school in 1953 and will report back soon.

10. Re. Gatwick Airspace (see Matters Arising)

CPC will prepare a submission in relation to the expansion of Heathrow Airport and the proposed additional runway at Gatwick Airport and why alternatives would be appropriate. To form an agenda item at the PC meeting 16.09.13

11. THE NEXT MEETING OF THE PLANNING COMMITTEE WILL BE ON MONDAY October 7th 2013 at 7.30pm in Capel Village Hall Committee Room