

CAPEL PARISH COUNCIL

MINUTES OF PLANNING COMMITTEE held on Monday May 13th 2013.

PART 1

1. APOLOGIES FOR ABSENCE: Ken Salter

2. IN ATTENDANCE: Mr Garber (Chairman), Mrs Schryver, Mrs Pearson, Mr McLachlan and Mrs Coke the Clerk.

3. DECLARATION OF INTEREST: None

4. MINUTES: The minutes of the Planning Committee April 8th 2013 were agreed as a correct record.

5. MATTERS ARISING: None

PUBLIC QUESTIONS: None

6. PLANNING APPLICATIONS – To consider and recommend for adoption Planning Applications received between April 15th and May 13th 2013

Application Ref: MO/2013/0375/PLA

Date: 28-Mar-2013

Case Officer: Mrs Helen Rennie

Ward: Capel, Leigh & Newdigate

PSH/Area: Capel

Applicant: Mr & Mrs D Fraser

Location: Barn at 123, The Street, Capel, Dorking, Surrey, RH5 5JX

Proposal: Conversion of existing barn to one new dwelling, retaining existing cladding and structure.

Response:

No objection in principal to the barn but consider it would be inappropriate to extend the domestic curtilage into the Nature Reserve. It is suggested that the proposed garden be located to the north-west and south of the driveway – as in attached map. The applicant states that the barn has become 'redundant to some extent which means that it is still required to some extent. The building was erected to accommodate equipment relating to the Nature Reserve indicating that a future application may be made for an equipment / storage barn.

Application Ref: MO/2013/0526/PLAH **Date:** 12-Apr-2013
Case Officer: David Webb
Ward: Capel, Leigh & Newdigate **PSH/Area:** Capel
Applicant: Mr B Brearley
Location: 112, The Street, Capel, Dorking, Surrey, RH5 5JY
Proposal: Erection of part single/part two storey side/rear extension and insertion of 2
Response: No. dormer windows to rear elevation.
Too large an extension for the site. Design would lose the integrity of a terraced property. Right of access to the property would be compromised. The property is situated on a bend on The Street- the reduction in parking space would make parking even more hazardous than currently. Would make a three bedroomed house into 4 b/r thus reducing the amount of smaller, more affordable accommodation in the village. The property is in a Conservation Area.

Application Ref: MO/2013/0535/PLAH **Date:** 15-Apr-2013
Case Officer: Donncha Murphy
Ward: Capel, Leigh & Newdigate **PSH/Area:** Capel
Applicant: Mr G Hobbs
Location: Parsonage Farm, Vicarage Lane, Capel, Dorking, Surrey, RH5 5LN
Proposal: Erection of a detached double garage.
Response: Size and scale of the building is inappropriate. This is the size of a 3 car garage, more than required.

Application Ref: MO/2013/0493/PLA **Date:** 19-Apr-2013
Case Officer: Miss Jenny Rushton
Ward: Beare Green, Capel, Leigh & Newdigate, Within 20m of Beare Green Ward, Within 20m of Capel, Leigh & Newdigate **PSH/Area:** Capel, Newdigate, Within 20m of Capel Parish, Within 20m of Newdigate Parish
Applicant: Mr A Phillips
Location: The Black Hut, Henfold Lane, Newdigate, Dorking, Surrey, RH5 5AF
Proposal: Erection of single storey timber fishery lodge at side of fishing lake.
Response: The caravan shown relates to the potential for residential association with the activity. Use should be shown to exclude any form of use other than what is proposed. I.e. other than residential.

Application Ref: MO/2013/0495/PLA **Date:** 25-Apr-2013
Case Officer: Mrs Helen Rennie
Ward: Capel, Leigh & Newdigate **PSH/Area:** Capel
Applicant: Mr S Wyles
Location: Osbrooks, Horsham Road, Capel, Surrey, RH5 5JN
Proposal: Conversion of barn into 1 No. residential dwelling.
Response: Building original built as a stable but current owner has already started to turn it into a dwelling. Councillors consider there is no justification for turning it into residential and that it should remain as its extant use. The proposed building is of poor design and not in keeping with others in the vicinity. The Council objects to the proposals.

Application Ref: MO/2013/0546/PLAH **Date:** 18-Apr-2013
Case Officer: Mrs Helen Rennie
Ward: Capel, Leigh & Newdigate **PSH/Area:** Capel
Applicant: Mr & Mrs P King
Location: 7, Mortimer Road, Capel, Dorking, Surrey, RH5 5LB
Proposal: Erection of single storey front, side and rear extensions, conversion of garage to habitable accommodation and erection of part upper storey, part two storey extension.
Response: Councillors consider this to be over development and object to the size and scale of what is proposed. The development will impact on the overall street scene and on the private amenity space. Councillors recommend that the applicant review what is proposed and limit the development to being on one side of the property with nothing at the back.

Application Ref: MO/2013/0548/PLAH **Date:** 23-Apr-2013
Case Officer: Miss Jenny Rushton
Ward: Capel, Leigh & Newdigate **PSH/Area:** Newdigate, Within 20m of Capel Parish
Applicant: Ms V Chapple
Location: The Carriage House, Rusper Road, Capel, Dorking, Surrey, RH5 5HG
Proposal: Replacement of existing flat roof over sun room with pitched roof with central glazed lantern
Response: No objection.

Application Ref: MO/2013/0577/PLAH

Date: 03-May-2013

Case Officer: Miss Jenny Rushton

Ward: Beare Green

PSH/Area: Capel

Applicant: Mr & Ms P&C Alloway & Penny

Location: Briarwood, Henfold Lane, Beare Green, Dorking, Surrey, RH5 4RW

Proposal: Creation of habitable accommodation in roofspace, following removal of existing roof and roofspace accommodation. Erection of garage/store, following removal of existing outbuildings. Erection of summer house/store in garden to replace existing outbuilding.

Response: Councillors consider the proposals to be out of scale and proportion and that the plans amount to overdevelopment. The Council objects to the plans as submitted and suggests that they be reduced in size and scale.

7. Brook Cottage update

It was reported that that a declaration had been made to MVDC regarding the commencement of the approved development and that if necessary the PC will confirm the position. The Enforcement Officer will be advised that the work commenced and the PP implemented. Mr Cunningham has been asked to report on what action has been taken regarding the squatters vacating the site.

8. Development at Henhurst Cross / A29

A Prior Notification application under part 7 (forestry) of the GPDO had been submitted to MVDC regarding this site and MVDC had been concerned as to whether the building was reasonably necessary for forestry. Further information was supplied by the applicant but misplaced. Based on FC advice that building is not reasonably necessary the original application is not valid. The works on site and access require PP and the owner has been informed but has also been advised that an application would be unlikely to be given favourable consideration. He has been advised to agree a short time table for the removal of the building and if this is not forthcoming an enforcement notice will be the next step.

9. Development at Godwins

It is understood that the Planning Application MO/2013/0326 will be decided at the MVDC Development Control meeting on June 5th 2013.

9. Community Infrastructure Levy (CIL)

Mr Garber has produced a document showing how this will affect CPC - for discussion at the PC meeting 20.05.13

PART 2 (Confidential Item minuted separately)

10. DATE OF NEXT MEETING: Monday June 3rd 2013 at 7.30pm in the Committee Room at Capel Village Memorial Hall. Interim Planning Applications will be considered at the meeting of the Full Council on Monday May 20th 2013.