

CAPEL PARISH COUNCIL

BEARE GREEN, CAPEL AND COLDHARBOUR

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Clerk to the Council

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The Planning Inspectorate
3P Hawk Wing
Temple Quay House
2 The Square
BRISTOL BS1 6PN

Dear Sirs

Town & Country Planning Act 1990, Section 78
Appeal at Temple Elfande, Capel
APP/C3620/W/19/3231915

The Capel Parish Council recommends to The Planning Inspectorate that Planning Permission is Refused.

On 9 February 2019 Capel Parish Council (CPC) considered that application recommending to Mole Valley District Council that the proposed development is refused planning permission. CPC fully endorsed the Mole Valley Reasons for Refusal

In making its recommendation CPC had regard to the NPPF, the Mole Valley Local Plan and the adopted Capel Parish NDP which was approved in December 2017 and is now incorporated into the local plan.

The CPC letter dated 6 February 2019 is attached to this submission.

The specific policies of the Capel NDP in relation to the appeal are CA-ESDQ 3 which relates to the Design of New Developments and ESDQ 4 which has regard to "Building style in the historic context". These objections are fully reflected in the MVDC second reason for refusal in that its form, size design and appearance would be out of keeping with the character of the Grade 2 LB and harmful to the setting having regard to MVLP Policy ENV 43.

The NPPF is very specific regarding the protection of the Green Belt and the potential impact of development on the countryside. In this regard Para 79 of the NPPF states that isolated buildings should be avoided unless criteria A-D apply, which is not the case.

Criteria E has regard to design of exceptional quality. The Building Better Building Beautiful Commission recommends "great weight" should be given to securing beauty in the planning system. The NPPF states that design is a key aspect of sustainable development. Assessing proposal, including character of development must be carefully scrutinised. Local traditions (and the proposed development lies adjacent to a Grade 2 Listed Building should feature as a starting point.

Height, layout and form represent the landmarks to be address regarding the suitability of a design. The view of CPC even if Green Belt and countryside consideration were set aside which should not be the case in respect of this appeal proposal the design is wholly unacceptable.

The site is in a rural location. No mitigation has been provided to support a grant of planning permission and its development would be harmful to the intrinsic character of the area.

The recommendation of Capel Parish Council is set out above.

Please provide the Parish Council with a copy of the appeal decision.

Yours faithfully,

Paul Garber

Paul Garber
Chairman Planning Committee
Capel Parish Council