

CAPEL PARISH COUNCIL

MINUTES OF PARISH COUNCIL MEETING HELD ON MONDAY 17 SEPTEMBER 2018 AT 7.30pm IN CAPEL PARISH HALL

PRESENT: Mr Ball, Mr McLachlan, Mr Garber, Mr Salter, Mrs Schryver, Mrs Dale, Mr Cox, Mrs Ryan and the Clerk

IN ATTENDANCE: District Councillors Mrs Watson, Mrs Osborne-Patterson, Mrs Huggins and County Councillor Mrs Clack

26 members of the public were in attendance for part of the meeting.

In view of the large number of residents attending the meeting to discuss the Mole Valley Local Plan Review, the Chairman agreed to address this subject before new Planning Applications.

1 APOLOGIES FOR ABSENCE: Mr Margetts.

2 TO RECEIVE AND ADOPT MINUTES OF PARISH COUNCIL MEETING ON 20 August 2018: The minutes were adopted and signed by the Chairman.

3 MATTERS ARISING: None.

4 DECLARATIONS OF INTEREST: None

5 PUBLIC QUESTIONS: Questions excluding Mole Valley Local Plan – None.

6 CLERK'S REPORT:

- A van has again been left long-term in the car park at Beare Green recreation ground. Since speaking with the owner, the van has been moved and he has assured the Parish Council he will not obstruct parking when football matches are taking place.
- The telephone kiosk in The Street, Capel cannot be adopted as it is still in use. The Parish Council did ask for the service not to be terminated and BT have agreed to keep the box operational.
- The bin outside the telephone kiosk in The Street will not be replaced by Mole Valley. If the Parish Council wishes to replace it for something more rural, Mole Valley will not empty.
- Murco Petroleum have still not resumed delivering fuel to Carters in Capel village. There is still a dispute regarding who should pay for the removal of the canopy over the fuel pumps. Murco Petroleum consider the canopy a health and safety risk.
- The seat at the bottom of Capel recreation ground has not been repaired. This seat was repaired recently and vandalised again. The Parish Council will consider replacing with a vandal-proof seat.
- SES water is helping and information regarding the installation of public drinking water fountains at Capel and Beare Green recreation grounds. It was discussed that a fountain might be installed outside the pub in Coldharbour. Mr McLachlan has kindly spoken to the publicans who are happy to discuss this.
- The small triangle of land in Coldharbour, near to the pub, has now been identified as Parish Council land. The Parish Council does pay to have the grass strimmed twice a year. The mowing should not be increased as it would disturb the current growth of wild flowers.
- The Clerk has asked the Police to provide Crime Statistics for each Parish Council meeting. No information has been received to date.

7 FUTURE MOLE VALLEY AND THE MODEST EXPANSION OF EXISTING VILLAGES:

Mr Garber addressed the meeting, outlining the proposals for the Mole Valley Local Plan review and the sites that had been included in the draft and adopted Capel Neighbourhood Development Plan. Mr Garber stressed that nothing had been agreed yet and these were preliminary modest additions. Timescales are fairly positive with preferred options for sites being published in early 2019. Mole Valley made the decision that all responses should only be made through the Parish Council and the email address has been widely publicised. Mole Valley will meet to discuss all the

proposed sites and the responses, positive or otherwise, to all issues. The draft submission for the proposed sites will be put forward to PINS and all sites will be subject to a full enquiry with site promoters being cross-examined. The Independent Inspectors will look at all evidence and the new NPPF will be taken into consideration. The Capel Neighbourhood Development Plan and its adoption in 2017 will be a material consideration. A formal stage will follow, and the inspector will produce a report on each site, which can be challenged, especially with regard to the Green Belt. The Mole Valley Local Plan will be adopted in the first part of 2020 and developments will be considered, with sites set out and criteria met. Mr Garber said that it was important the community be involved following the emergence of the Local Plan. Local influence is important and will be involved throughout the whole process. The Parish Council will be very active and will ensure every response received is addressed, whether it agrees or disagrees with the proposals. The Parish Council will not withhold any views.

Mrs Flammiger asked about the relationship between the NDP and what is being proposed now.

Mr Garber said that the NDP, the Mole Valley Local Plan and the NPPF must all fit together.

Councillor Osborne-Patterson asked how the Parish Council was going to pass information to the District Council.

Mr Garber confirmed that all responses will be passed on.

Mr Marsh asked if Mole Valley would consider all the views (from residents) put forward by the Parish Council. If not, responding would be a waste of time.

Mr Garber again stressed that the Parish Council would be responding on behalf of the community, ensuring all views and options were included. The Parish Council will also be submitting its own response.

District Councillor Clack said that there were no formal consultation with the County Council yet. However, there are rumours that up to 1,000 homes need to be built within Mole Valley. They could be built on a scatter-gun approach across a number of villages. The impact on all villages, infrastructure and amenities must be considered. There were large estates built in Horsham and Crawley and the pressure from the increased traffic on the main roads was evident, as was the knock-on effect of commuter parking at Dorking railway station. Councillor Clack urged residents to write to their elected representatives and the County Council.

Mr McLachlan said the matter of parking at Dorking railway station had been discussed several times before and this is something that should be addressed now, before further additional housing was agreed.

Mrs Bowler asked if no new housing development was agreed for Beare Green would there be designated sites for travellers.

Mr Garber confirmed that this matter has not been identified for discussion yet.

The Chairman thanked those members of the public who had attended to discuss Future Mole Valley and the Modest Expansion of Existing Villages.

PLANNING APPLICATIONS:

MO/2018/1495 - CPC/18/037 & 54: Henfold Piggeries, Henfold Land, Beare Green. This is an application for the change of use of two agricultural barns to three dwellings. A prior application had been refused by Mole Valley as the scheme was non-compliant with Permitted Development Order. There is a possible impact upon an adjacent footpath/bridleway. The Parish Council had recommended one barn should be two bedroomed accommodation and the other three-bedroomed and the barns should be single-storey. It was confirmed that a structural report had been carried out. The Parish Council recommends that this application should be approved but there must be protection over the use of the bridleway.

MO/2018/1488 - CPC/18/053: Burleys Corner, Moorhurst Lane, Beare Green. This is prior notification to convert an office to a dwelling. The Parish Council is aware that this was originally a dwelling. This is a remote location site in the Green Belt and outside the village settlement boundary. Allowing this conversion could open the site for further development which is against the NDP. This is a Brownfield site. The Councillors agreed that this should be kept for employment use. The Parish Council recommends this application should be refused.

MO/2018/1411 – CPC/18/52: The Knowle, Henfold Lane, Beare Green. This is an application for a two-storey rear extension and the conversion of garage to habitable accommodation. This property is linked to Little Knowle. The extension would not have any impact on Little Knowle. The property is within the Green Belt and is a rural location. No design or planning statement has been submitted with

the planning application. The Councillors consider the two-storey development would be over development. The Parish Council recommends that this application be refused because it considers the extension will cause over-development and the lack of information supplied with the planning application.

MO/2018/1489 – CPC/18/55: Osbrooks, off Horsham Road, Capel. This is an application for the Change of Use of dwelling (C3) to a residential institution (Class C2). The property is listed. The accommodation will include treatment facility for fee-paying residents. The property is in a remote location and regard must be given to access onto the A24. This has not been addressed. The Parish Council considered if this facility would provide local employment. There has been no indication of any consultation with the local GP practice.

Ruby’s Café, Hoyle Hill, Beare Green: The Parish Council has been received a copy of the planning application for this site today, but it has not been registered with Mole Valley District Council. The application does not contain enough information for the application to be considered. The Councillors agreed to defer discussing this until the next Planning meeting.

Auclaye Brickworks: The applicant has not responded to repeated requests for information. The deadline is now January/February 2019.

Europa Oil and Gas, Bury Hill Wood, Coldharbour: The licence has not been renewed and the appeal decision expired in March 2018. The lease with the Forestry Commission has also expired. Alternative options not impacting on woodland could be explored but which would not impact upon the Bury Hill Wood site. The issue regarding the reinstatement of the land needs to be addressed. The Parish Council will make representation to the Forestry Commission to ensure reinstatement is carried out.

Mole Valley Local Plan Review: With Preferred Option sites to be published early in the New Year, a public meeting date for late February should be considered.

8 UPDATES ON EASEMENTS: Easements for Concept House, The Street, Capel and Surrey Hills Hotel Beare Green have been agreed and completed. Forge Cottage, Beare Green has still not acknowledged the correspondence forwarded by the Parish Council and the Parish Council’s solicitors. The Knoll, Horsham Road Beare Green is still be negotiation with the property owner’s solicitors.

9 CROSSOVER EASEMENT 28 CARTERDALE COTTAGES, CAPEL: The Committee agreed to the crossover and dropped kerb in principal. It was agreed that the negotiations regarding an easement will commence with the property owner.

10 PLAYGROUND IMPROVEMENTS – BEARE GREEN, CAPEL AND COLDHARBOUR. It was agreed that no improvements would be made to any of the playgrounds until April 2019. Evidence will be gathered to ascertain what equipment children would prefer to be installed at Beare Green. The climbing frame at Coldharbour is now out-of-date and no longer used. It needs to be replaced and repaired/maintained. A LAP park has been requested for Capel, to adjoin the current playground.

11 REPORTS FROM MEMBERS

(a) Finance: The accounts detailing receipts and payments for the period 20 August to 17 September 2018 were presented for approval and signature. Cheques were signed by two councillors:

Income

Ashes Interment	£350.00
Half-Year Precept	£53,434.00
	£53,784.00

Admin and Other Payments

	Net	Vat	Gross
S Dixon for L Quirk (Hall Cleaning)	£44.09		£44.09
Fred Evans	£860.00		£860.00
Mrs J Russell reimbursement postage	£8.04		£8.04
JRB Enterprises – dog poop bag refills	£163.50	£32.70	£196.20
Clay Griffin	£1,895.00		£1,895.00
Helpdesq	£44.28	£8.86	£53.14
EDF Energy	£30.80	£1.54	£32.34

Burleys	£807.36	£161.47	£968.83
SSALC Limited	£60.00	£12.00	£72.00
Surrey County Council	£380.00		£380.00
Mrs J Russell reimbursement 4 x banners	£104.95		£104.95
Mrs J Russell reimbursement safety elbows	£15.43	£3.08	£18.51
HMRC	£401.60		£401.60
Mrs L Bignell September salary	£240.40		£240.40
Mrs J Russell September salary & mileage	£1,405.30		£1,405.30
Littlejohn External Auditor	£400.00	£80.00	£480.00
OPUS Energy Electricity D/D	£38.79	£1.94	£40.73
OPUS Energy Gas D/D	£11.08	£0.55	£11.63
Total	£7,714.90	£302.14	7,212.76

Bank reconciliation at 31 July 2018 - **£16,773.06**

Copies of the monthly budget analysis were circulated.

(b) Ward Matters for note or inclusion on a future agenda:

- (i) **Beare Green:** (a) Mrs Watson said there had been a significant increase in fly tipping in and around Beare Green, and especially on Holmwood Common. She has encouraged everyone to report any sightings to Mole Valley. (b) Mrs Watson said that further to the Parish Council's wish to have public drinking water fountains installed around the Parish, Mole Valley Councillors were not in favour of this, due to the suggested high risk of contamination these fountains could promote. Mole Valley Councillors are also suggested that continual maintenance would be necessary to keep the drinking water fountains pollution-free. The Parish Council is currently requesting information on installation, hygiene and maintenance from SES Water.
- (ii) **Capel:** (a) The quote to fell the dead Oak tree outside Carterdale Cottages was discussed and it was agreed that this appeared to be excessively high. The Clerk will contact the original contactor quoted for this work and ask them to re-quote. (b) If the second estimate to upgrade the lighting in the Parish hall is not received within the next two weeks, the Councillors agreed that we should proceed with the estimate already in hand.
- (iii) **Coldharbour:** (a) Mr McLachlan said that now the land in Coldharbour has been confirmed as being Parish land, the mowing should not be increased as it would disturb the current growth of wild flowers.

15 CORRESPONDENCE:
None

16 Requests for agenda items should be notified to the Clerk one week before the next meeting.

DATES OF NEXT MEETINGS:

Planning Committee: Monday 1 October 2018 at 7.30pm
Full Council Meeting: Monday 15 October 2018 at 7.30pm
Finance Committee: Monday 12 November 2018 at 7:30pm
All meetings will be in Capel Parish Hall.