

CAPEL PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON MONDAY 5 AUGUST 2019 AT CAPEL PARISH HALL

- 1 **IN ATTENDANCE:** Mr Garber, Mr Ball, Mrs Schryver, Mrs Dale, and the Clerk.

Mr Anthony Birch, Mrs Catherine Penny, Mr Gary Puckett, Mr Elliot Morton, and Mr Simon Broad.

County Councillor Mrs Helyn Clack (part), District Councillor Mrs Mary Huggins (part) and District Councillor Mrs Lesley Bushnell.
- 2 **APOLOGIES FOR ABSENCE:** Mr Salter, Mr Cox, Mr McLachlan, Mrs Ryan and Mr Ashwood.
- 3 **DECLARATIONS OF INTEREST:** Mrs Schryver (5xiii). Mrs Dale (5xiii). Mr Morton (5ii). Mr Puckett (5ii). Mr Broad (5i). Mrs Penny (5iii). Mr Birch (5iv).
4. **PUBLIC QUESTIONS:** None.
Mr Garber altered the agenda, to enable those attending the meeting to discuss their matters before other business is conducted.
5. **CONSIDERATION OF PLANNING APPLICATIONS:**
 - i. **MO/2019/0382 – CPC/019/026: 186 The Street, Capel.** Mr Garber explained that the Parish Council had raised issues with the original planning application to erect a two-storey building to provide 6 dwellings comprising two flats and four houses and associated parking (8 spaces). The revised application was to consider the formation of a new access from Markham Road. The applicant and Architect had been encouraged to meet with the Parish Council, but there had been no response to this invitation. The Parish Council was now considering the revised application and Mr Garber said that there were still issues regarding the number of dwellings being proposed for the site. The maisonettes presented as a problem as they provided no private amenity space. Consideration should be given to the impact upon the street scene projecting in front of the established building line. The Parish Council still had concerns over the development and agreed that the character of The Street could be retained if the number of dwellings was reduced. There was also concern over the proposed car park and how it would be controlled and managed given the limited space. There appeared to be no control over commercial vehicles parking in this area. As there had been little regard to earlier objections, the Committee therefore recommended that this application be refused. The Parish Council would advise both Mole Valley District Council and the Architect of this decision and would forward proposed amendments to the development which could be considered favourable by the Committee.
Mr Broad, an immediate neighbour to the proposed development, was in attendance to observe the discussion. He said that he still had some concerns but was satisfied that matters were being addressed by the Parish Council.
 - ii. **MO/2019/1103 – CPC/019/041: Upper Minnickfold Place, Anstie Lane, Coldharbour.** This is an application for a loft conversion with dormer window and rooflight windows, providing habitable accommodation within the roof space, also replacing existing rooflights.
Mr Morton, the occupier of the bottom half of the property addressed the Committee, outlining his objections to the application. A copy of Mr Morton's objection forwarded to the Planning Case Officer at Mole Valley District Council was given to the Committee.
Mr Puckett, the applicant, addressed the Committee emphasising the redesign of the dormer in the current application. The original application had been refused by Mole Valley last year. He emphasised the need to convert the property as the extra accommodation was needed for his growing family.
Mr Garber said that consideration must be given to the character of the building and what impact the dormers would have on the intrinsic value of the roof space. The Councillors discussed that dormer

windows would be visibly intrusive and would break up the roof line. The Parish Council proposed that this application be refused.

- iii. **MO/2019/0963 – CPC/019/042: Derry Stud, Henfold Lane, Beare Green.** This is an application for the installation of a new pond at the rear of the property.

Mrs Penny, a third-party objector addressed the Committee and provided a written submission. Mr Garber indicated to Mrs Penny that the only material issue related to the requirement for permission as the “structure” was an engineering operation. In the event of permission being refused unless appealed the applicant could be required to reinstate the land. Allowing a landscaping scheme to establish would take time but the proposal was not seen as causing any adverse impact. The Parish Council therefore considered that application on the basis of an undetermined application recommending to Mole Valley that planning permission should be granted subject to a condition requiring the submission of and approval of a comprehensive landscape scheme the details of which should be secured by a Section 106 Agreement and to detail implementation and management of the pond and its surroundings.

- iv. **Wooden Access Ramp – Sports Pavilion, Capel Recreation Ground.** Mr Garber gave some background regarding the access ramp installed on the side of the pavilion. Firstly, it should be noted that this ramp does not benefit from planning permission, which is required. Serious consideration must be given to the visual impact of this ramp, whether it detracts from the well-designed building or have the support of the Parish Council. Secondly, it must be considered if this ramp is proposed to be used as a means of escape in an emergency. If so, the route would be considered non-compliant. Thirdly, there must be appropriate means of escape for those with disabilities, should an emergency arise. The rear door does not comply.

Mr Birch informed the Committee that he was aware that the rear access did not comply with regulations. It was necessary to enter the building by the main door. The rear access leads into a girls’ changing room.

It was agreed that the ramp should be redesigned to blend in with the pavilion and modifications made if the rear door was to be used as a means of escape for those with disabilities.

- v. **MO/2019/0794 – CPC/019/043: Swallows Rest, Newdigate Road, Beare Green.** This is an application for the erection of a first-floor side extension with balcony at rear, demolition of existing outbuilding and replacement with double garage. The Committee discussed the application and agreed that the proposed extension to the existing building was appropriate. The proposal to build a double garage was then discussed and it was agreed that the structure proposed would be significantly larger than the existing building. It would be of inappropriate size and scale and detract from the existing property. The Parish Council agreed to recommend that the part of the application for the first-floor extension be approved but the garage be refused. It was agreed that the applicant and agent would be contacted and advised of the Parish Council’s decision so that there was an opportunity to withdraw the proposal for the garage.

- vi. **MO/2019/0899 – CPC/019/044: 64 Bakers Way, Capel.** This is an application to remove the lower branches of one Oak tree by 20%. This application was approved by the Parish Council under delegated powers.

- vii. **MO/2019/1023 – CPC/019/045: Fairfield House, Trig Street, Beare Green.** This is an application for the erection of a single-storey timber orangery to replace an existing conservatory. The Committee agreed that as this was a replacement building of equal size, the application should be approved.

- viii. **MO/2019/1032 – CPC/019/046: Hope Lea, Highland Road, Beare Green.** This is an application for the erection of a single-storey rear extension, front porch extension and loft conversion with 3 dormer windows, Juliet balcony and front rooflight. The Committee considered the size, scale and mass of the proposed extension and the impact it would have on neighbouring properties. Consideration was also given to the absence of any design, access or planning statement. This application compromises the NDP policies for Beare Green and those of Mole Valley. The Parish Council therefore recommends that this application be refused.

- ix. **MO/2019/1054 and 1077 – CPC/019/047 and 048: Broomells, Trig Street, Beare Green.** These applications are for the erection of a three-bay garage with store above with access and a single storey extension to an existing swimming pool complex. Some of the buildings covered under these applications are listed. The Committee reviewed the applications and agreed that as the property is situated on a large plot, there would be no adverse effect to neighbouring properties. The

appearance of the extensions would be in keeping with the existing buildings. The Parish Council therefore recommended that these applications should be approved.

- x. **MO/2019/1117 – CPC/019/049: Wildwood, Broomehall Road, Coldharbour.** This is an application of reduce the crown of one Ash tree, one Oak tree, remove one Cypress tree and reduce the crown of one Sweet Chestnut tree. This application was approved by the Parish Council under delegated powers.
- xi. **MO/2019/1154 – CPC/019/050: Minnickfold Cottage, Anstie Lane, Coldharbour.** This is an application for the demolition of garage and car port and replacement with new double garage and rear store area. The Committee considered the proposed structure, the relationship with neighbouring properties and the relationship to the highway. The Parish Council looked at the Capel NDP policies for Coldharbour and recommended that this application should be approved.
- xii. **MO/2019/1212 – CPC/019/051: Lower Gages Farm, Rusper Road, Capel.** This is an application for a Certificate of Lawfulness for an existing use in respect of the use of land for the stationing of mobile home for residential occupation with concrete slab and garden. The Committee understood that use of the mobile home would be limited to the present occupier. The application was recommended for approval by the Parish Council, but it was recommended that a condition should be added that future occupation of the building should be restricted to the present occupier.
- xiii. **MO/2019/1250 – CPC/019/052: 32 Grenehurst Park, Capel.** This is an application for the conversion of loft to create habitable accommodation, including insertion of balcony/rooflight windows to front roof elevation also insertion of bi-fold doors to ground floor rear. The Committee viewed the proposed design of the conversion. It took into consideration the relationship with neighbouring properties. It was considered that the application would destroy the overall development and this conversion was not in keeping with surrounding properties. Policies relating to Capel NDP design/character and context and Mole Valley policies regarding development control criteria, respect for setting and house extension were considered. The Parish Council therefore recommended that this application be refused.
- xiv. **MO/2019/1273 – CPC/019/053: The Knoll House (now North Knoll), Horsham Road, Beare Green.** This is an application for a single-storey rear extension. The Committee discussed the justification for additional space at this property. The property is in the Green Belt. Capel NDP policies CA ESDQ and CA BGP01 regarding design and extensions were discussed along with Mole Valley policies RUD7 and ENV 32 regarding extensions. The Parish Council recommended that this application be refused.
- xv. **APPEAL - MO/2018/2219 – CPC/019/011: Temple Elfande, Temple Lane, Capel.** Mr Garber discussed the appeal with the Committee. A submission had been made to PINS. The submission will be circulated to all Parish Councillors and District Councillor Mrs Bushnell.
- xvi. **APPEAL– MO/2019/0130 - CPC/019/054: Land East of Horsham Road.** Mr Garber confirmed that this application had been refused by Mole Valley District Council. Mr Garber will draft a response from the Parish Council to PINS. The Parish Council was not consulted at the time of the initial application.

6. Auclay Brickworks. It was confirmed that Surrey County Council have advised that a reviewed highway proposal is to be submitted. This is unlikely to be considered before November or December 2019. A copy of the revised scheme will be sent to the Parish Council for their comment.

7. Ruby's Café, Hoyle Hill, Beare Green. There is still no information on any applications made by the proprietors of Ruby's Café. Mrs Dale informed the Committee that she had been informed that an application had been submitted but it was rejected by Mole Valley as the drawings were not to scale.

8. Report – Meeting with Councillor Mrs Margaret Cooksey. Mr Garber and Mr Ball meet with Councillor Mrs Cooksey recently. Timings regarding decision making on planning applications were discussed. It was agreed that if an application was going to be discussed at Mole Valley Committee, there should not be any issues with timing. However, the Parish Council must look at a way for some applications to be considered under delegated powers. It was essential that the Publicity End Dates on planning applications be brought to Councillors attention. The Parish Council needs to review delegated powers for the Planning Committee.

9. Mole Valley Local Plan Review. Mr Garber confirmed that the Mole Valley Local Plan will be out for consultation at the beginning of October. Details should be available on the Mole Valley website five days before the consultation begins. Mr Garber confirmed that revised representation regarding proposed sites has been submitted to Mole Valley. The site at Brook Cottage was discussed as the proposal has changed, significantly increasing the number of dwellings. The Parish Council does not agree with this increase. Four bungalows have been proposed for the site at Redlands and a slight increase in the number of dwellings at the Boxhill Caravan site. By increasing the numbers at Boxhill Caravans and including the bungalows at Redlands, the numbers originally proposed remain almost the same. The land north of Capel, which has not provided numbers, has been rejected. The village boundary has been redrawn, taking out the land north of Capel. A copy of this proposed village boundary will be forwarded to all Parish Councillors and to Jamie Gleeson at Mole Valley.

DATE OF NEXT MEETINGS:

Full Parish Council Committee: Monday 19 August 2019 7:.30pm

Planning Committee: Monday 2 September 2019 at 7:30pm

Finance Meeting: Monday 9 September 2019 at 7:30pm

All meetings will be in Capel Parish Hall