

CAPEL PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON MONDAY 3 JUNE 2019 AT CAPEL PARISH HALL

1 **IN ATTENDANCE:** Mr Garber, Mr Ball, Mrs Dale, Mr McLachlan, the Clerk and Ms Helen Sissons - Item 5(ii).

2 **APOLOGIES FOR ABSENCE:** Mr Salter, Mr Cox, Mrs Ryan and Mrs Schryver.

3 **DECLARATIONS OF INTEREST:** None

4 **PUBLIC QUESTIONS:** None

5 **CONSIDERATION OF PLANNING APPLICATIONS:**

(i) **MO/2019/0691 – CPC/19/030: Bennett’s Cottage, 180 The Street, Capel.** This is an application for the erection of a two-storey side/rear extension. Mr Garber informed the Committee that the publicity period for this application was last week and it has been determined already. It was evident that the legal requirements have not been met. It was agreed that the Clerk would register a formal complaint with Mole Valley’s Chief Executive and copy the letter to Mr Jack Straw. It should be determined whether this application was approved under the case officer’s designated powers. The Parish Council will then contact Mole Valley within the next 24 hours to discuss the implications. Mr Garber then explained the considerations that should have been discussed before any decision was made. There are design policies within the NDP CA-ESDQ3 and CA-ESDQ4, relating to character and identity, that have not been addressed. The proposed extension is not compliant with Mole Valley policies ENV23 and ENV32. If the Parish Council had been able to determine the application consideration would have been given to the neighbouring property, 184 The Street.

(ii) **MO/2019/0705 – CPC/19/031: Pendley Oaks, Temple Lane, Capel.** This application is for a change of use for construction of a sand school. The Committee asked if this school would be for private use, and Ms Sissons, the applicant, confirmed it was. The Committee therefore recommends that this application be approved.

(iii) **MO/2019/0744 – CPC/19/032: Briar Lea, Newdigate Road, Beare Green.** This is an application for the erection of a ground floor rear extension, accommodation in roof space and alterations to entrance porch. The Committee discussed the issue of character and identity and the privacy of neighbouring properties regarding the proposed balcony. The property is located in the Green Belt and beyond the settlement boundary. The application is not compliant with NDP policies CA-BGP01, extensions and alterations, CA-ESDQ3, design or Mole Valley policies ENV32, ENV28 and ENV23 regarding house extension, materials and respect for setting. The Committee therefore recommends that this application be refused on the impact the extension has on adjoining properties and respect for the setting.

6. **Auclaye Brickworks.**

Mr Garber confirmed that a letter of objection had already been sent to Surrey County Council. A further letter has recently been forwarded regarding accidents. A copy of this letter was circulated to all Committee members.

7. **Mole Valley Local Plan – Preferred Sites.**

Mr Garber confirmed that following the recent elections there are now delays and changes to the original timetable. The preferred options should now be published in the third week in October for six weeks, ending at the beginning of December. The Parish Council will organise a public meeting three weeks after the publication of the sites. It is anticipated that the results of the consultation will go before Committee in March 2020 with an anticipated adoption date of July/August 2021. Mr Garber said that the delay would have high implications, with an on-going increase in requirements.

DATE OF NEXT MEETINGS:

Full Council Meeting: Monday 17 June 2019 at 7:30pm. at John Venus Hall, Coldharbour.

Planning Committee: Monday 1 July 2019 at 7:30pm.

Finance Committee: Monday 09 September 2019 at 7:30pm.

DRAFT