

CAPEL PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON MONDAY 4 JANUARY 2016 IN THE COMMITTEE ROOM AT CAPEL VILLAGE HALL

PRESENT: Mr Garber (Chairman), Mrs Schryver, Mr McLachlan, Mr Margetts, Mrs Ford, Mr Salter, and the Clerk

1. **APOLOGIES FOR ABSENCE:** Mr Ball, Mr Cox, Mrs Dale
2. **IN ATTENDANCE:** 7 members of the public.
3. **DECLARATIONS OF INTEREST:** There were no declarations from Councillors in relation to the planning applications for consideration at this meeting.
4. **MINUTES OF PREVIOUS MEETING:** The minutes of the Planning Committee held on 7 December had been agreed and signed at the meeting on 14 December. There was a reminder that the Brook Cottage development application will be considered by the MVDC Development Control Committee on Wednesday 6 January and as over 20 letters had been received in support of the application the Parish Council would be granted 3 minutes to speak to the Committee.
5. **PUBLIC QUESTIONS:** The Chairman asked that members of the public indicate what they wished to speak about and whether they are for or against it or just wish to comment.
 - (i) David Silliman, 60 The Street, said he was against the development at Redlands, 62 The Street, because the site is on the Green Belt; it is out of character with development in that part of Capel; it is over-development of the site with four 3-storey houses and garages; access is too narrow and adjacent to his own driveway; two buildings (garages) would be removed in the conservation area; there is no affordable housing provision; and there would be generation of additional noise.
 - (ii) Liz Richardson, 54 The Street, added that the proximity of the proposed development was also of concern as it is so close to existing properties.
 - (iii) Stuart Morton, 58 The Street, said he was also concerned about the loss of privacy and the potential loss of light.
 - (iv) Lorely Gardiner, 64 The Street, supported the comments of the previous two speakers, although she was slightly less affected. She felt the access was ridiculously small, and also the large house two doors along from the Vicarage/number 54 has been unsold for 5 years since it was built, so there was no demand for other new 4-bedroom houses in the same area. There would be loss of amenity and pleasant countryside to provide something that was not wanted in the area and where there is a lack of smaller properties.

The Chairman said that until recently there was a minimum threshold which triggered a requirement for affordable housing to be provided but this had changed following a recent High Court decision. There is now a requirement to make a contribution for any new housing development, including single houses and small developments which would not trigger the requirement for affordable housing. The Chairman summed up the points made by members of the public and said that regarding the large unsold house nearby, there had been a number of embellishments made in an effort to assist its marketability and the Parish Council had been critical of those. Anyone who wishes to comment on the application should write individually to Mole Valley District Council. Members of the public were asked to send a copy of their letters to the Parish Clerk before the next full meeting of the Parish Council on 18 January. Those meetings are usually attended by District Councillors for the area.

- 6. CONSIDERATION OF PLANNING APPLICATIONS** received since the meeting on 14 December:
- (i) **Application Ref MO/2015/2010** Land adjacent to Redlands House, 62 The Street, Capel. Erection of 4 detached dwellings. The site is outside the village settlement boundary and in the Green Belt and access is in the conservation area. The application is wholly against policy, there being no element which is compliant with extant policy, and it therefore fails any of the 5 tests regarding the Green Belt. The site may be submitted for consideration as part of the Neighbourhood Plan and it could be considered in due course by MVDC as part of the review of the Local Plan in 2017-18 which could result in its Green Belt site status being changed. Nothing in the documents submitted demonstrates need. There has been no prior consultation either with the Parish Council or MVDC, or the neighbours. It was considered that the application is inappropriate on every level and no justification for it can be shown. The Parish Council therefore recommends that the application be refused.
 - (ii) **Application Ref MO/2015/2019** Mataroa, Horsham Road, Beare Green. Erect single storey detached dwelling, following removal of existing ancillary outbuildings. The site is within the settlement boundary. The proposal to build a dwelling in the back garden will be backland development resulting in sub standard amenities for Mataroa and the potential occupiers of the new dwelling, with very narrow access to the new dwelling. A further consideration is the impact upon the privacy of adjacent dwellings, in particular Woodlands. The Parish Council therefore recommends that the application be refused.
 - (iii) **Application Ref MO/2015/2058** The Knowle, Henfold Lane, Newdigate. Prior notification for erection of agricultural barn for storage of agricultural plant and machinery. The barn will be sited in a rural location and will not have an adverse impact upon any other dwelling. A use condition should be imposed having regard to its purpose and to ensure no future application is submitted for a change of use to residential. In those circumstances the Parish Council recommends that the application be granted.
- 7. EMPTY PROPERTY AT HURST, VICARAGE LANE:** MVDC's Affordable Housing Officer has asked for the Parish Council's response to the suggestion that they might consider issuing a Compulsory Purchase Order. The house has been subject to break-ins and unlawful occupation of the grounds, and the overgrown trees are currently causing safety problems for the adjacent school. The beneficial owner has shown no interest in either selling the house or bringing it back into habitable use since the last owner died in 1999. The Parish Council has previously commented that the site would be suitable for a small development of 4 flats with the ground floor flats being suitable for elderly people with mobility issues and it was suggested that the site might be considered for possible inclusion in the Neighbourhood Plan. Following discussion the Clerk was asked to draft a reply to MVDC for consideration by Councillors.
- 8. NEIGHBOURHOOD DEVELOPMENT PLAN:** The Chairman reported that there had been quite a number of representations to be considered by the Steering Group for inclusion in the NDP, 14 in Capel and 6 in Beare Green. There was a brief discussion about Hansons which had sold the brickworks site to a venture capital company. An update was requested on progress in providing a post box in Beare Green for residents to give comments about the NDP. This is being dealt with by a member of the Parish Council who was absent from the meeting. There was a request that youth club members be allowed to sell refreshments at the public meeting being held at Beare Green Village Hall on 26 January, but on consideration the Councillors did not consider this would be appropriate for that particular meeting.
- 9. TEMPLE LANE EASEMENT:** The solicitor dealing with this matter was on leave currently and there was no update available regarding the Parish Council's suggestions for settlement of the matter.

The Full Parish Council meets on Monday 18 January 2016 and the Planning Committee meets again on Monday 1 February 2016. Meetings will be held in the Committee Room at Capel Village Hall starting at 7.30pm.