

CAPEL PARISH COUNCIL

MINUTES OF PLANNING COMMITTEE held on Monday 1st June 2015

1. **APOLOGIES FOR ABSENCE:** Mr McLachlan, Mrs L Ford, Mr Salter

2. **IN ATTENDANCE:** Mr Garber (chair), Mrs Schryver, Mrs Dale and the Clerk. Cllr Osborne – Patterson and Mr Luke Margetts were also in attendance

3. **DECLARATION OF INTEREST:** None

4. **MINUTES:** Minutes of the Planning Committee May11th had been approved at the meeting of the full Council 18.05.15

5. **MATTERS ARISING:** None

PUBLIC QUESTIONS: Cllr. Osborne-Patterson had been in attendance at the meeting with GAL on 22nd May and is familiar with what Tom Denton and Charles KT stated at that meeting.

6. **CONSIDERATION:** Planning Applications received between May18th and June 1st 2015.

Application Ref: MO/2015/0201/PLAH

Date: 29-Apr-2015

Case Officer: Mrs Cindy Blythe

Ward: Capel, Leigh & Newdigate

PSH/Area: Capel

Applicant: Mr D Acomb

Location: Willow Cottage, Horsham Road, Capel, Dorking, Surrey, RH5 5HD

Proposal: Extend roof over garage and alter existing hip roof to half-hip roof. Insert 2 No. additional dormers to front elevation and extend existing box dormer to rear elevation.

Response: In the opinion of the Parish Council the proposal has a total lack of design integrity destroying the rural character of the dwelling turning it to one of urban features.

The proposals are contrary to the design objective of the NPPF and to the relevant policies of Mole Valley District Council and should be refused planning permission.

Application Ref: MO/2015/0675/DEA **Date:** 20-May-2015

Case Officer: Mrs Jenny Margetts

Ward: Capel, Leigh & Newdigate **PSH/Area:** Capel

Applicant: Mr F Crow, Laurence Crow Ltd

Location: Rushetts Cottage, Temple Lane, Capel, Dorking, Surrey, RH5 5HJ

Proposal: Prior notification for the erection of a barn 30 metres by 10 metres and a workshop 4.5 metres by 5 metres.

Response: While the Parish Council has no objection to the general principle of a development aimed at the sustainable agenda it has strong reservations regarding the size, scale and mass of the proposed structure.

It lies adjacent to Temple Lane which has an intrinsic rural charm and character. Although the proposal would be set behind a hedge it would be visually intrusive and as such, harm the visual integrity of the Lane.

In the opinion of the Parish Council the applicant should reconsider the proposal with a view to reducing its length by approximately 50% with a height to not more than 4 metres to the ridge. The applicant is invited to submit a revised scheme to the Parish Council for its consideration.

Application Ref: MO/2015/0717/PLAH **Date:** 05-May-2015

Case Officer: Miss Hannah Gillett

Ward: Capel, Leigh & Newdigate **PSH/Area:** Capel

Applicant: Mr & Mrs S&C Watkins

Location: 156, The Street, Capel, Dorking, Surrey, RH5 5EP

Proposal: Conversion of garage to habitable accommodation.

Response: The Parish Council supports the proposal, in particular, the retention of the 'garage' elevation to The Street. No objection is made subject to the deletion of the velux window to the north elevation which overlooks 154 The Street.

7. Brook Cottage Development update

The Chairman confirmed the Parish Council will meet the applicants on 8th June, 2015.

8. Neighbourhood Plan

(i)The Chairman confirmed the first meeting of the Steering Group will take place on 10th June, 2015.

(ii)In relation to the promotion of the Plan to the community, the 'signage' concept adopted by Slinfold Parish Council was considered to be a good example of making the community aware of the Neighbourhood Plan.

(iii)It was noted residents have now received a notification letter from Mole Valley District Council.

9. Gatwick update

In response to GAL's invitation to meet Sir Paul Beresford, Mr Kirwan-Taylor and Cllr Clack a meeting was to be offered with Mr Garber, Cllr Osborne-Patterson and Mrs Schryver in Capel on 26.06.15 or 29.06.15 in Capel.

The Chairman went into recess to enable District Councillor, Mrs. Osborne-Patterson, to participate in the discussion.

He referred to the comments submitted to the Gatwick Co-ordination Group and to correspondence with GAL regarding the failure to communicate an invitation to the Parish Council to consider PR-NAL proposals.

The Clerk has not received a letter from GAL indicating their willingness to meet. It was agreed to secure the meeting in Capel. The Parish Council representatives will be the Chairman, PC Chairman, Mrs.Schryver and Mole Valley Councillor Mrs. Osborne-Patterson (who had attended the earlier meeting with GAL).

10. Europa Oil & Gas

Mark O'Hare, SCC Acting Principal Planning Officer had confirmed that (i) SCC Planning Committee would consider the Europa Oil and Gas application SCC 2014/082 Bury Hill Wood on 15.07.2015. (ii) Elected representatives of Parish and District Councils, Residents Associations and representatives of bodies and organisations are not eligible to speak. Members of the public and residents can speak but need to have submitted an individual representation on the application in question 14 days before the committee date.

If individuals wish to address the SCC Committee in July they must object and request to appear.

The next meeting of the Planning Committee will be on Monday July 6th 2015 at 7.30pm in the Committee Room, Capel Village Hall. The Planning Committee will report to the meeting of the full Council on Monday 15th June 2015.