

CAPEL PARISH COUNCIL

MINUTES OF PLANNING COMMITTEE held on Monday 2nd March 2015

1. **APOLOGIES FOR ABSENCE:** Mr Cox

2. **IN ATTENDANCE:** Mr Garber (chair), Mr McLachlan, Mrs Schryver, Mr Ball, Mrs Pearson, Mrs Dale, Mr Salter and the Clerk.

3. **DECLARATION OF INTEREST:** Mr McLachlan re. any matters regarding LHAG

4. **MINUTES:** There having been no meeting of the Planning Committee in February the minutes of the full Council 16.02.15 relating to planning were considered.

5. **MATTERS ARISING: Ref.MO/2014/1531** Ranmore View Cottage: MVDC had reported that the site access would remain the same and that no further information was available re. the levels. The CPC decision was to refuse the application.

Ref.MO/2014/1585 Broomells Yard: A statement of need for the works had been submitted and was accepted by CPC with the proviso that use should be restricted to what is proposed and should not be used for any other benefit. CPC have now considered the mitigation provided to support the proposed development and agree the grant of Planning Permission subject to a Planning Agreement that the new barn would only be used for personal and not commercial use.

PUBLIC QUESTIONS: None

6. **CONSIDERATION:** Planning Applications received between February 16th and March 2nd 2015.

Application Ref: MO/2015/0173/PLAH

Date: 05-Feb-2015

Case Officer: Miss Hannah Gillett

Ward: Leith Hill

PSH/Area: Capel

Applicant: Mrs Marshall

Location: The Reeds, Broome Hall, Broomehall Road, Coldharbour, Dorking, Surrey, RH5 4LR

Proposal: Erection of single storey side extension.

Response: The Parish Council recommends a Grant of Planning Permission for the erection of a single storey side extension.

The proposal has been well designed having regard to the architectural integrity of the dwelling.

Application Ref: MO/2015/0121/PLA **Date:** 28-Jan-2015
Case Officer: Mr Aidan Gardner
Ward: Oakwood, Within 20m of Beare Green Ward **PSH/Area:** Ockley, Within 20m of Capel Parish
Applicant: Mrs White
Location: Henhurst Lodge, Beare Green Road, Ockley, Dorking, Surrey, RH5 4PX
Proposal: Erection of 1 No. dwelling with associated landscaping following demolition of existing dwelling and outbuildings.
Response: The Parish Council have considered the proposed development comprising the demolition of the existing dwelling and outbuildings and the erection of a replacement dwelling.
Having regard to Paragraph 89 of the NPPF and the Core Policies of the Mole Valley Plan the proposal would be inappropriate (Green Belt).
CPC recommends that planning permission is refused.

Application Ref: MO/2015/0152/CC **Date:** 10-Feb-2015
Case Officer: Mr Aidan Gardner
Ward: Capel, Leigh & Newdigate, Within 20m of Beare Green Ward **PSH/Area:** Newdigate, Within 20m of Capel Parish
Applicant: Mr W Harmsworth, Newdigate Cricket Club and Scout Hut
Location: Brocus Field, Henfold Lane, Newdigate, Surrey
Proposal: Application to remove Condition No. 7 attached to planning permission MO/2012/0611 for the erection of a sports pavilion and Scout hut to allow the development to be completed without achieving a 'Very Good' BREEAM standard.
Response: The Parish Council supports the application for the removal of Condition 7 in relation to permission MO/2012/0611.

7. Appeal: (i) **APP/B/3600/A/11/2166561RV** Europa Oil: Responded in detail on 5th December 2014 with agreement from the full Council. In relation to the Aquifer the submission had stated 'the Parish Council accept that the exploration proposals are unlikely to have an adverse impact upon the aquifer'
In response to a letter received from LHAG dated 24th Feb 2015 The Parish Council consider its response to the extant application dated 12th January, 2015 is both appropriate and reflects an accurate representation of the Council's position.
With reference to the aquifer; having had regard to the E.I.A. CPC position is clear. We state that the proposals are 'unlikely' to have an adverse effect. We have also had regard to the letter from S/ES Water, the response by the applicants and the position of the E.A.

8. Creation of Bridle Way 269 and Extinguishment of FP 185

The Parish Council supports and recommends the creation of Bridleway BW 269. The Council also consider that Public Bridleway BW 186 from Clockhouse to Rusper Road (Route D-E) should be stopped up on a permanent basis.

The route along Rusper Road from Point E to Point F is dangerous for pedestrian and equestrian users.

In relation to FP 185 this footpath route should be retained. A distinct footpath and bridleway is desirable for the benefit of the respective type of user.

9. Brook Cottage:

The Parish Council met the consultants to consider their draft scheme. A scheme will be prepared for further consultation with the Parish Council and the Community.

An application is anticipated to be made in May/June 2015.

11. The next meeting of the Planning Committee will be on Monday April 13th 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 16th March 2015.

Please note: Monday 6th April is Easter Monday