

CAPEL PARISH COUNCIL

MINUTES OF PLANNING COMMITTEE held on Monday May 12th 2014

1. APOLOGIES FOR ABSENCE: Mr Dale, Mr McLachlan

2. IN ATTENDANCE: Mr Garber, Mrs Pearson, Mrs Schryver, Mrs Watson, Mr Ball and Mrs Coke the Clerk. There were no members of the public in attendance

3. DECLARATION OF INTEREST: None

4. MINUTES: The minutes of the Planning Committee April 7th 2014 were agreed as a correct record.

5. MATTERS ARISING: None

PUBLIC QUESTIONS: None

6. PLANNING APPLICATIONS – To consider and recommend for adoption Planning Applications received between April 14th and May12th 2014

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| Application Ref: | MO/2014/0524/PCL | Date: | 07-Apr-2014 |
| Case Officer: | Mrs Caroline Hall | | |
| Ward: | Capel, Leigh & Newdigate | PSH/Area: | Capel |
| Applicant: | Mr T Johnson | | |
| Location: | Bay Cottage, 164, The Street, Capel, Dorking, Surrey, RH5 5EN | | |
| Proposal: | Certificate of lawfulness for a proposed development in respect of the erection of a single storey rear extension. | | |
| Response: | Property lies in the conservation area so requires submission of 2 planning applications. Site has not been visited by the Conservation Officer. Design is appropriate. There is minimal amenity space for what is quite a substantial extension. | | |
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| Application Ref: | MO/2014/0535/PLA | Date: | 08-Apr-2014 |
| Case Officer: | Mr Aidan Gardner | | |
| Ward: | Capel, Leigh & Newdigate | PSH/Area: | Capel |
| Applicant: | Ms G Barnes | | |
| Location: | Land between Horsham Road and railway land near Clockhouse Brickworks, Horsham Road, Capel, Dorking, Surrey | | |
| Proposal: | Construction of forestry access and turning area | | |
| Response: | The number of vehicle movements and the reference to larger vehicles does not equate with the suggested domestic activity. Access proposed is in a dangerous location and would pose significantly greater danger than the occasional pedestrian access. Copicing Ancient Woodland is not legal. Application not supported. | | |

Application Ref: MO/2014/0449/PLAH **Date:** 22-Apr-2014
Case Officer: Mrs Jenny Margetts
Ward: Capel, Leigh & Newdigate **PSH/Area:** Capel
Applicant: Miss Z Mildenhall
Location: 6, Markham Road, Capel, Dorking, Surrey, RH5 5JT
Proposal: Erection of single storey rear extension.
Response: Submitted plans are misleading. This is a terraced house not detached. Proposal would have an adverse impact on the adjoining dwelling. Recommend refusal.

Application Ref: MO/2014/0615/PCL **Date:** 24-Apr-2014
Case Officer: Mrs Jenny Margetts
Ward: Beare Green **PSH/Area:** Capel
Applicant: Mr & Mrs S Bacchus
Location: Wayside, Horsham Road, Beare Green, Dorking, Surrey, RH5 4RB
Proposal: Certificate of Lawfulness for the proposed development in respect of the erection of a detached garage.
Response:
A single storey garage with no impact on the next door building and it would improve the amenity of the garden. No objection.

Application Ref: MO/2014/0614/PLAH **Date:** 24-Apr-2014
Case Officer: Mrs Jenny Margetts
Ward: Leith Hill, Within 20m of Beare Green Ward **PSH/Area:** Capel
Applicant: Mr & Mrs M M Koivistoinen
Location: Rose Cottage, Anstie Lane, Coldharbour, Dorking, Surrey, RH5 4LP
Proposal: Erection of single storey rear extension.
Response: The proposal has had regard to the adjoining property and provides an enhanced overall design. Councillors support the application

Re-consultation on current application

Site: Swires Farm, Henfold Lane, Capel RH5 4RP

Proposal: Open windrow composting facility for green waste comprising hardstanding, weighbridge, 2 portacabin offices, portaloos, internal access road and landscaping.

Applicant: Ford Farms

Letter to S. Rowland SCC kept on file. In summary- The provision of an Odour Management Plan, A Traffic Management Plan and a methodology to control use by local contractors only had been detailed in responses on 5th and 25th November 2013 but the applicant had failed to provide the information requested. Further amendments had been forwarded to CPC on May 1st. These had particular regard to Highway considerations, road marking to guide high sided vehicles, road marking roundels in the location of 40MPH repeater signs and horse warning signs. CPC is maintaining its strong objections and has considered the access design- particularly the swept path details, the visibility splays and the signage plan, and has again tested the route along Henfold Lane and the undulating route up

to Newdigate. No account has been given to the verges / embankments beyond the metalled carriageway. These high areas of banking prevent any prospect of vehicles taking preventative action should the need arise. The swept path plans have no regard to movements which would impact on the verge areas. Under normal circumstances traffic does not heed the 40MPH restriction making repeater signs for horses of little consequence. The proposals will have a significant and adverse impact upon the residential dwellings and the surrounding areas generally.

No mitigation exists to resolve odour considerations which remain insurmountable – this particularly affects users of the bridleway and footpath. Recommend refusal.

7. Brook Cottage

Cllrs. Garber and Schryver had met with Gary Rhoades- Brown, Head of Planning MVDC to find a solution to the current Brook Cottage situation. It was established that MVDC have little flexibility to vary Policy ENV 3 or RUD 8 but that a solution is possible to enhance the accommodation and value of the property. They would agree to support a very modest increase in the height of the 2 bed replacement bungalow approved which allowed an incremental 55 cub vol increase to facilitate a further room in the roof void. They also agreed that two windows would be permitted – a velux style to retain the roof form and the other a dormer at the rear. If the dwelling is turned round by 180deg it means that the dormer to the rear will overlook the countryside rather than trees and that the front will face west towards the road

It has been agreed with MVDC that if Mr Cunningham progresses the above changes CPC will progress the negotiations which should help progress through the Committee. Mr Garber to notify Mr Cunningham

8. Response to Gatwick Airport Ltd Consultation on 2nd Runway

Response as per draft circulated was agreed. It was felt that in addition a joint response from Capel, Buckland, Brockham, Betchworth and Leigh would carry additional weight. Mr Garber to draw up an amended version to include the additional Parishes and to append the respective location and contour maps. These to go out for agreement by end of Thursday 15th. The Clerk to submit by email.

9. Europa Oil & Gas update

The High Court Appeal had taken place on 30th April. The result would not be known for 2 to 3 wks

10. THE NEXT MEETING OF THE PLANNING COMMITTEE WILL BE ON MONDAY 2nd June 2014 at 7.30pm in Capel Village Hall Committee Room. The Planning Committee will report to the following meeting of the Parish Council.