

## CAPEL PARISH COUNCIL

**MINUTES OF PLANNING COMMITTEE** held on Monday March 3<sup>rd</sup> 2014

**1. APOLOGIES FOR ABSENCE:** Mr Dale, Mr Salter, Mr Cox

**2. IN ATTENDANCE:** Mr Garber, Mr McLachlan, Mrs Pearson, Mrs Schryver, Mrs Watson, Mr Ball and Mrs Coke the Clerk.

**3. DECLARATION OF INTEREST:** None

**4. MINUTES:** The minutes of the Planning Committee February 3<sup>rd</sup> 2014 were agreed as a correct record.

**5. MATTERS ARISING:** A response to be sent to Mr Chown, Garstons Barn in reply to his letter of 20.02.14.re the Housing and Traveller Sites plan.

**PUBLIC QUESTIONS:** There were no members of the public in attendance

**6. PLANNING APPLICATIONS** – To consider and recommend for adoption Planning Applications received between February 17<sup>th</sup> and March 3<sup>rd</sup> 2014

- |                         |   |                  |             |
|-------------------------|---|------------------|-------------|
| <b>Application Ref:</b> | MO/2014/0190/PLA  | <b>Date:</b>     | 11-Feb-2014 |
| <b>Case Officer:</b>    | Mr Donncha Murphy   |                  |             |
| <b>Ward:</b>            | Beare Green   | <b>PSH/Area:</b> | Capel       |
| <b>Applicant:</b>       | Mr D Litten   |                  |             |
| <b>Location:</b>        | Action Vehicles, Crackerbarrel Farm, Horsham Road, Beare Green, Dorking, Surrey, RH5 4PQ  |                  |             |
| <b>Proposal:</b>        | Conversion of former piggery into 1 No. residential dwelling.   |                  |             |
| <b>Response:</b>        | The proposal will not enhance the rural community. The building is not capable of conversion. The proposals are not in accordance with GB policy. Residential use will compromise the character and amenities. Other buildings are set within the core of the site and inter-relate. This proposal is isolated and adjacent to the A24 corridor the character of which is open countryside. Noise from the A24 would be intrusive in this elevated position |                  |             |
|                         |   |                  |             |
| <b>Application Ref:</b> | MO/2014/0179/PLAH   | <b>Date:</b>     | 10-Feb-2014 |
| <b>Case Officer:</b>    | Mr Aidan Gardner  |                  |             |
| <b>Ward:</b>            | Capel, Leigh & Newdigate  | <b>PSH/Area:</b> | Capel       |
| <b>Applicant:</b>       | Mr J Kerr   |                  |             |
| <b>Location:</b>        | Redlands House, 62, The Street, Capel, Dorking, Surrey, RH5 5LE   |                  |             |
| <b>Proposal:</b>        | Erection of single storey side/rear extension and creation of basement.   |                  |             |
| <b>Response:</b>        | Cllrs object. The proposal is out of keeping in design and character. The development extends into an area which compromises the rhythm of development along the northern side of village. Unacceptable increase in dwelling size (40% ground cover)  |                  |             |

**Application Ref:** MO/2014/0213/PLA                      **Date:** 14-Feb-2014  
**Case Officer:** Mrs Jenny Margetts  
**Ward:** Beare Green, Within 20m of                      **PSH/Area:** Capel, Within 20m of  
Capel, Leigh & Newdigate                                      Newdigate Parish  
**Applicant:** Mr A Phillips  
**Location:** The Black Hut Lake, Henfold Lane, Newdigate, Dorking, Surrey, RH5 5AF  
**Proposal:** Erection of storage/plant building.  
**Response:** CPC recognises the benefit of providing a building to store equipment assoc.  
with site activities. Having regard to its rural location – set within a treed  
location but very close to the road, the utilitarian design is considered  
unacceptable. The proposal should reflect a rural type barn. There is  
concern that its use should only be for storage of equipment assoc. with the  
fishery and no other purpose.

**Application Ref:** MO/2014/0199/PLAH                      **Date:** 14-Feb-2014  
**Case Officer:** Mrs Jenny Margetts  
**Ward:** Capel, Leigh & Newdigate                      **PSH/Area:** Capel  
**Applicant:** Mr D Hall  
**Location:** Clarks Green Farm, The Street, Capel, Dorking, Surrey, RH5 5ER  
**Proposal:** Erection of single storey rear extension.  
**Response:** This is a minor correction to the scheme previously considered by the PC  
and recommended for approval

**Application Ref:** MO/2014/0220/PNJ                      **Date:** 17-Feb-2014  
**Case Officer:** Mrs Megan Rowe  
**Ward:** Capel, Leigh & Newdigate                      **PSH/Area:** Capel  
**Applicant:** Colorsport Images Limited  
**Location:** The Old Sawmill (Broadwood Test Centre), Rusper Road, Capel, Dorking,  
Surrey, RH5 5HF  
**Proposal:** Prior notification for the conversion of existing offices (Use Class B1) into 2  
residential units (Use Class C3).  
**Response:** The building's historic character is being maintained. A good design  
solution. Two dwellings will make an important contribution to local housing  
provision. The applicants have demonstrated no alternative employment use.  
Appropriate to have one dwelling on a shared equity basis.

## **7. SCHEDULE OF POTENTIAL MINOR GREEN BELT BOUNDARY CHANGES:**

- (a) Each of the Beare Green and Capel sites was discussed with all queries raised being explained to member's satisfaction.
- (b) The following document was drawn up with agreement that it should be submitted to the MVDC Planning Policy Team before the Friday 7<sup>th</sup> March deadline. (copy of full document attached)

Once submitted it was agreed that the document be put on the PC website [www.surreycommunity.info/capelpc/files](http://www.surreycommunity.info/capelpc/files) together with the Housing and Traveller Site submission

Submission in relation to Capel

**CP1: West of Bennetts Wood**

The proposed minor boundary change is supported.

**CP2: North of Bennetts Wood**

We support this minor boundary change but our objection to the inclusion of land for potential development remains.

**CP3: North of Ashlee (The Street)**

The Green Belt boundary should remain, although the settlement boundary should be defined by the dwelling curtilages.

**CP4: Rear of 104/106 The Street**

The Green Belt and settlement boundaries should be amended (to be common).

**CP5: Rear of 1-3 Old Barn Drive**

We consider the Green Belt boundary and settlement boundaries should be common.

**CP6: 7-9 and 17-19 The Street**

The Green Belt boundary should remain as a control to prevent development which would compromise the village character.

**CP7: 181 The Street**

The minor change is supported which should also incorporate this residential curtilage into the settlement boundary.

**CP8: Rear of 40-62 The Street**

The Green Belt boundary designation should remain, although the settlement boundary should be consistent with the rear boundaries to the properties.

The Green Belt designation is crucial to protect the village setting.

**CP9: Gardens south of Vicarage Lane.**

It is crucial the Green Belt boundary remains to prevent the incursion of development in this sensitive location.

**Submission in relation to Beare Green**

**BG1: North end of Horsham Road**

With planning permission being granted for Godwins Nursery, and being consistent with the 'Housing Sites' representations the 'built' elements of Breakspear Farm should be excluded from the Green Belt.

**BG2: Alpenrose**

We consider that the Green Belt boundary should remain in this important edge of village location. Notwithstanding the foregoing, the settlement boundary should be consistent with rear gardens.

**BG3 : Land South of Springwell Road**

The Green Belt boundary should remain. This land (albeit separated by the railway) together with land east of Godwins Nursery is important to the village setting and should be protected by the Green Belt designation.

(c) It was agreed that a response to Mr R Chown's letter regarding CPC's representations to MVDC regarding the Housing and Traveller Sites Consultation, be sent to the effect that:

- 1.CPC acted in a wholly professional manner giving members of the public every opportunity to comment on the proposed site development options.
2. CPC had regard to the specific site considerations in making its recommendation to MVDC

3 The representation had regard to National and Local Policy considerations. It recognised that Mole Valley have to provide a significant number of dwellings in the plan period but indicated that sites should in the first instance relate to urban areas.

4 In relation to BG, Godwins Nursery will provide much needed Market and Affordable Housing on what was a 'redundant brownfield site in the Green Belt'. It has also facilitated through the PC a significant contribution to the 'new' BG community Village Hall.

5 In relation to Breakespear Farm CPC considered that the existing sporadic dwellings could be redeveloped to provide a better 'land use' with further market and affordable housing. CPC also recommended that the balance of the site (within Old Horsham Road) could provide a solution to existing parking problems associated with Holmwood Station together with an area for informal recreation.

In summary CPC acted in a responsible manner aimed at benefitting the BG community.

(d) It was agreed that the PC should not alter or remove its response to the Housing and Traveller Sites Consultation now on MVDC website (as requested by Mrs Kelly min Ref .Public Q's 17.02.14)

(e) It was agreed that a response would not be made to Mr & Mrs R Barnes letter of 27<sup>th</sup> February.

(e) It is understood that the Godwins site is categorised as a brownfield site in the Green Belt

(f) It was agreed that a letter to MVDC CEO be drafted for agreement at the next PC meeting regarding the inappropriateness / conflict of interest of individual District Councillors in predetermining outcomes on committees concerned with scrutinising documents for legislation. Councillors consider it wholly inappropriate that a sub-committee of MVDC considering site options should have members serving on it who have already expressed a preconceived opinion on those site options.

**8. THE NEXT MEETING OF THE PLANNING COMMITTEE WILL BE ON MONDAY 7<sup>th</sup> April 2014 at 7.30pm in Capel Village Hall Committee Room. The Planning Committee will report to the following meeting of the Parish Council.**