

CAPEL PARISH COUNCIL

MINUTES OF PLANNING COMMITTEE held on Monday August 5th 2013

1. APOLOGIES FOR ABSENCE: Mr Salter

2. IN ATTENDANCE: Mr Garber, Mr McLachlan, Mrs Pearson, Mrs Schryver, Mr Dale and Mrs Coke the Clerk. Mr Tom Nelson, the applicant for MO/2013/ was also in attendance

3. DECLARATION OF INTEREST: None

4. MINUTES: The minutes of the Planning Committee July 1st 2013 were agreed as a correct record.

5. MATTERS ARISING: None

PUBLIC QUESTIONS: Mr Nelson stated that The Barn in application MO/2013/0902 would be less intrusive than the previous application MO/2013/0162 as the building would be lowered by 0.5M and it was proposed that a hedge be planted between the barn and Wolvens Lane. No 4 Crockers Wood Cottages are asking for the barn to be further north to avoid the 4m section of barn that would be visible to No.4 however this would mean building on a 'green earth' site. Surrey Hills consider that the proposed location is the best place to build.

6. PLANNING APPLICATIONS and Appeals – To consider and recommend for adoption Planning Applications and appeals received between July 15th and August 5th 2013

Application Ref:	MO/2013/0896/PLA	Date:	01-Jul-2013
Case Officer:	Miss Jenny Rushton		
Ward:	Beare Green, Within 20m of Holmwoods Ward	PSH/Area:	Capel, Within 20m of Holmwood Parish
Applicant:	L Pearce		
Location:	Grandon Lodge, Horsham Road, South Holmwood, Surrey, RH5 4LT		
Proposal:	Erection of replacement dwelling and conversion of outbuilding to dwelling, following removal of existing semi-detached dwellings. Alterations to landscaping around site and repair of existing accesses.		
Response:	Councillors find nothing about this application unaccepttable. No objection.		

Application Ref: MO/2013/0902/PLA **Date:** 02-Jul-2013

Case Officer: Donncha Murphy

Ward: Leith Hill **PSH/Area:** Capel

Applicant: Mr & Mrs T Nelson, Crockers Farm House

Location: Crockers Farm, Abinger Road, Coldharbour, Dorking, Surrey, RH5 6HE

Proposal: Erection of storage barn and installation of solar panels to existing barn and associated works.

Response:

This is the third application for the above development, the first having been withdrawn and the second refused planning permission against the recommendation of officers of Mole Valley District Council to grant planning permission.

That determined application is now the subject of an appeal to which the Parish Council made representations to the Planning Inspectorate. The recommendation of the Parish Council in respect of the appeal is that planning permission should be allowed.

The proposal addresses the perceived concern of others in relation to visibility. In the opinion of the Parish Council this concern is unfounded. Nonetheless the application proposes a reduced slab level of 0.5 metres. In taking that course of action the ridge of the building will also be 0.5 metres lower affording very limited visibility.

Councillors do not consider that the development will have any adverse impact upon Coldharbour, its Conservation Area and the prevailing characteristics of the Surrey Hills AONB. Councillors also consider that in the context of Policy REC15 of the Mole Valley District Plan the three considerations which relate to the operation of an agricultural holding, its impact upon the Green Belt and appearance are met. The proposals are also NPFA compliant. Councillors have no objection to Planning Permission being granted.

Application Ref: MO/2013/0952/LBC **Date:** 11-Jul-2013

Case Officer: Mrs Jenny Margetts

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

Applicant: Mr C Bird, Punch Taverns

Location: The Crown Inn (PH), 98, The Street, Capel, Dorking, Surrey, RH5 5JY

Proposal: Installation of extract canopy with external ductwork and 1 No. fresh air intake grill to trade kitchen.

Response:

No objection

Application Ref: MO/2013/0926/PLAH

Date: 22-Jul-2013

Case Officer: Mr Aidan Gardner

Ward: Leith Hill, Within 20m of Beare
Green Ward, Within 20m of
Holmwoods Ward

PSH/Area: Capel, Within 20m of
Holmwood Parish

Applicant: Mr & Mrs S Lovis

Location: Spring Copse, Anstie Lane, Coldharbour, Dorking, Surrey, RH5 4LL

Proposal: Erection of single storey side extension and porches to both front and rear.
Insertion of 1 No. dormer window to front elevation and lantern roof light to
existing single storey rear element.

Response: No objection

Appeal:

Site Address: Osbrooks, Horsham Road, Capel

Application Ref: MO/2013/0495

Appellant's Name: Shaun Wyles

Appeal Ref: APP/C3620/A/13/2201027

The Parish Council's objections to this application are consistent with MVDC's in that the proposed development involving the conversion of a simple utilitarian building of an insubstantial construction in the countryside would require major rebuilding works. The building is therefore considered to be inappropriate for residential re-use and the works are considered to be in conflict with Mole Valley Local Plan policy RUD19

Appeal:

Site Address: Heathwood on the North West side of Ockley Road, Beare Green, Dorking, Surrey RH5 4PU

Appellant's Name: Mr R Freat

Appeal Reference: APP/C3620/C/13/2202295

Capel Parish Council is in support of MVDC issuing an enforcement notice because:

1. It appears to them that there has been a breach of planning control within the last 4 years.
2. The land is situated within the Metropolitan Green Belt on the northern side of the A29. A strong presumption against development applies since none of the exceptions to this strong presumption are relevant.
3. The construction of a new vehicle access point on the major highway route (A29); the construction of the hardened track and associated hardstanding on the Brown Land, and the construction of the large steel framed building on the Yellow Land are all considered to be a breach in planning terms.
4. The Local Planning Authority does not consider that planning permission should be given because planning conditions do not overcome these problems.

7. Europa Oil Appeal – Royal Courts of Justice

Judgement (Judge Mr Justice Ouseley) was given in favour of Europa Oil and Gas Holdings meaning that the Inspector's decision is quashed and the appeal will be remitted to the Planning Inspectorate for redetermination which may involve a further Planning Inquiry. LHAG have been given leave to appeal. LHAG have been advised to enlist a planning consultant who would argue the Green Belt issue very strongly.

8. Draft Review of London and Gatwick Airspace

Neil Maltby, as a member of GATCOM, has agreed to attend the PC meeting on 16th September to give a short Q&A about the Review of the London and Gatwick Airspace. There appears to be no concise document available regarding this and the Clerk was instructed to establish whether Mr Maltby had documentation via GATCOM and if so to circulate details in advance of the meeting in order that questions could be drawn up. If documentation is not available NM should be postponed until a later date.

There would be no consultation on the airspace until 2014 and no consultation on the second runway at Gatwick until 2015. In the meantime all GACC members are being encouraged to attend the GACC AGM on 25th October – to be chaired by Cllr Helyn Clack, when GACC will be urging members to lobby against the planned 2nd runway.

The GA is currently running at 60% capacity and by 2045 will be at 90% capacity so there is no justification for expansion. Any increase in passenger numbers could be catered for by expanding the terminals. Support should be given to the 3rd runway at Heathrow, expansion of Stansted and regional airports, Cross Rail to Stansted, H2S to Glasgow and Heathrow to Reading giving easier access to Heathrow. GACC should draw up a robust argument taking all of the above into consideration.

PRNAV – does not work in this location because it concentrates the flightpaths whilst not allowing flexibility outside. This narrowness of movement will affect Capel, Beare Green and Coldharbour and unless the PRNAV clearly goes round the population area it presents real issues. Need a reversal of policy which sent air traffic over rural, less well populated areas rather than Urban, more densely populated areas.

Need to look up Heathrow expansion /3rd runway report.

Need to lobby LAMP committee.

9. Response to letters of complaint re development at the Weald School.

1. All letters and documents uploaded onto websites to be signed as from the PC not giving the Clerk's name.
2. A letter to be drawn up in response to a complaint regarding the possible development at The Weald School emphasising that it is a Weald School initiative with the PC being approached as part of the consultation process.

10. THE NEXT MEETING OF THE PLANNING COMMITTEE WILL BE ON MONDAY SEPTEMBER 2ND 2013 in Capel Village Hall Committee Room