

CAPEL PARISH COUNCIL

MINUTES OF PLANNING COMMITTEE held on Monday July 1st 2013

1. APOLOGIES FOR ABSENCE: Mr Dale, Mr Cox

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

3. DECLARATION OF INTEREST: None

4. MINUTES: The minutes of the Planning Committee June 3rd 2013 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 June 17th and July 1st 2013

- Application Ref:** MO/2013/0724/PLA **Date:** 06-Jun-2013
- Case Officer:** Miss Caroline Spencer
- Ward:** Capel, Leigh & Newdigate, **PSH/Area:** Capel, Ockley, Within
Oakwood, Within 20m of Capel, 20m of Capel Parish,
Leigh & Newdigate, Within 20m Within 20m of Ockley
of Oakwood Ward Parish
- Applicant:** Ms L Wills
- Location:** Wattlehurst Barn, Horsham Road, Capel, Horsham, Surrey, RH12 3SD
- Proposal:** Erection of a steel portal framed agricultural building for housing livestock.
- Response:** No objection
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- Application Ref:** MO/2013/0775/PLAH **Date:** 07-Jun-2013
- Case Officer:** Donncha Murphy
- Ward:** Capel, Leigh & Newdigate **PSH/Area:** Capel
- Applicant:** Mr S Woodcock
- Location:** Orchard Cottage, 42, The Street, Capel, Dorking, Surrey, RH5 5LE
- Proposal:** Erection of single storey rear extension, replacement shed and greenhouse.
- Response:** No objection

Cllrs. Garber, Schryver, Pearson and the Clerk had attended the above presentation together with Sharon Davis (Head of the Weald); Leisa Sleat (Business Manager), David Hallam the Diocesan representative and Clive Harridge and Michael O'Connell from Consultants AMEC

SCC has indicated that no development should take place on Green Belt land.

SCC has indicated that no specific need has been demonstrated to expand the school capacity although in recent years the intake of students has been higher than anticipated resulting in a need for 3 temporary classrooms.

The site is in split ownership with playing fields to the north in the ownership of SCC and to the south the land is school buildings, areas for outdoor recreation and open space in the ownership of the church trustees.

AMEC, the Weald consultants, consider that an early resolution is required in relation to the school due to the deteriorating fabric of the premises which would require a significant investment.

It is the view of the school and its advisors that exceptional circumstances exist justifying the redevelopment of the school and enabling development (housing) to facilitate AMEC's strategic aims.

Three options had been presented to the PC:

1. The re-development of the school with enabling housing development on that part of the site at present occupied by school buildings, hardstand play areas and car parks. The school playing fields (the SCC land) remaining.
2. The housing development taking place on the SCC playing field land with access from the A24 with the school being located on land east of the present building with ancillary facilities to the west (on the existing school building site)
3. Building a new school to the north of the site (on SCC land) with an access road serving the school running north –south adjacent to the A24 with a landscape buffer as separation. The housing would be located to the south (on trustees land) with playing fields remaining in the central part of the site.

CPC has indicated its preference is for Option 1 but AMEC have suggested that the level of development generated as enabling would not be sufficient to meet the likely costs of a new school building which could be £6 to 7M

In relation to Option 2 CPC consider the proposals to be unacceptable in all respects i.e. the access onto the A24, the failure to provide significant recreation land and a scale of development which would have an adverse impact on the community.

Option 3 is one which CPC would be minded to support subject to certain provisos:

1. That the school would be located to the north of the site to take advantage of the land indent in the NE corner to reduce impact upon the playing field area.
2. Its design should meet the highest standards of sustainability in its construction and design with materials responding to its sensitive location.
3. The building should have an east – west orientation to minimise impact upon the open space facilitating its maximum retention.
4. At the end of the access road to the school a turning area and drop off should be provided. Car parking should be restricted to the need of staff and disabled. Any car park should be in a discreet location.
5. The playing field area to be re-laid with fit for purpose drainage. A sinking fund will be required from the housing development for ongoing maintenance. The playing field would be for community use.
6. The housing development should be limited to that level required to facilitate development.
7. Community recreational facilities, including a MUGA should be provided.
8. The access links between Beare green (west and the site should be enhanced.

Letter to be circulated to Members and emailed to AMEC
Michael O'Connell to email copies of the different options to The Clerk.

11. DATE OF NEXT MEETING: Monday August 5th 2013 depending on the number of planning applications. Interim Planning Applications will be considered at the meeting of the Full Council on Monday July 15th 2013 in the Committee Room at Capel Village Hall.