

CAPEL PARISH COUNCIL
BEARE GREEN, CAPEL AND COLDHARBOUR

Mrs Janet Russell
Clerk to the Council

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Planning Department
Mole Valley District Council
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Surrey RH4 1SJ

For the attention of Mr Aiden Gardner

Dear Mr Gardner

Planning Application - MO/2017/2197 – CPC/18/006
Hill House Farm, Misbrooks Green Road, Capel RH5 4QQ

This is a planning application for the change of use of farmyard buildings to form a catering unit with associated facilities.

The Parish Council considered this application along with the three other applications for the same property. Each application is considered separately but the four applications inter-relate central to Planning Application MO/2017/2199.

The proposed development does not constitute agricultural development, the mitigation therefore set out in the Mole Valley Local Plan Policy RUD 14 therefore cannot apply.

Likewise, the criteria detailed in Policy RUD17 – Farm Diversification does not apply. While the re-use of the farmhouse buildings (application 2197) could apply (Policy RUD19) on its own as part of the overall strategy is non-compliant.

The Parish Council is aware that there are significant third-party objections to this planning application.

The Parish Council therefore strongly recommends that this planning application is refused.

Yours sincerely