

# CAPEL PARISH COUNCIL

## BEARE GREEN, CAPEL AND COLDHARBOUR

**Mrs Janet Russell**  
**Clerk to the Council**

**Capel Parish Office**  
**55a The Street**  
**Capel**  
**Surrey RH5 5LD**

**Email: [capelpc@btconnect.com](mailto:capelpc@btconnect.com)**  
**Tel: 01306 712447**

09 August 2017

By email: [planning@molevalley.gov.uk](mailto:planning@molevalley.gov.uk)

Planning Department  
Mole Valley District Council  
Pippbrook  
DORKING  
Surrey RH4 1SJ

For the attention of Mrs Cindy Blythe

Dear Mrs Blythe

**Town and Country Planning Act 1990**  
**Planning Application - MO/2017/2164 – CPC/18/001**  
**Melville House, Newdigate Road, Beare Green, Dorking RH5 4QD**

This is a planning application to convert an existing outbuilding to a dwelling with new access and parking.

There is significant (adverse) planning history relating to this property.

The Parish Council, having considered the proposal determined that further development would be inappropriate. The property is within the Green Belt (paragraph 87 NPPF). The conversion will not contribute to the existing housing stock and there is no mitigation regarding exceptional circumstances. There will be considerable adverse impact upon the countryside and neighbouring properties.

Capel Parish council has previously objected to a similar proposal. Furthermore, there is now significant local objections (17 in number).

The proposal is contrary to numerous NDP policies. Policy CA-CA1 requires development to provide good connection to village centres. This is a fundamental requirement of any new development. It does not provide any sustainable drainage, policy CA-ESDQ2 and this is no quality of design CA-ESDQ3.

The proposed conversion is not compliant with RUD9 of the Mole Valley Local Plan or RUD19 criteria 2, 4, 7 and 8.

The principle issue is that the property is within the Green Belt and the relationship and impact upon those living in close proximity to Melville House. As indicated, no exceptional circumstances have been offered to allow building within the Green Belt.

The Parish Council has considered this submission and recommends that this planning application is refused.

Yours sincerely

Mrs J Russell  
Clerk to the Council