

**MINUTES OF THE PLANNING COMMITTEE MEETING
HELD ON MONDAY 2 SEPTEMBER 2019 AT CAPEL PARISH HALL**

- 1 **IN ATTENDANCE:** Mr Garber, Mr Ball, Mrs Dale, Mr McLachlan, Mrs Ryan, Mr Ashwood and the Clerk.
Mrs Michelle Watson and Mr and Mrs Mott
- 2 **APOLOGIES FOR ABSENCE:** Mr Salter, Mrs Schryver and Mr Cox. District Councillor Mrs Huggins.
- 3 **DECLARATIONS OF INTEREST:** None
4. **PUBLIC QUESTIONS:** Mr Mott was invited to address the Committee as the applicant for planning application MO/2019/1402. (5(v)).
Mr Mott distributed copies of his revised application for a two-car garage and store. This was the third application for the garage, the other two applications having been refused by Mole Valley District Council. Mr Mott explained that the previous submissions had been refused because of the height and width of the proposed garage. The dimensions of the garage in the current submission have been substantially reduced. Mr Mott was thanked by the Chairman for circulating drawings showing the overall change in dimensions.

Mr Garber then addressed the Councillors regarding the two information documents he had circulated regarding CLEUD and Certificate of Lawfulness for Existing Use. This information was guidance for Councillors to assist in the decision making of planning applications.
5. **CONSIDERATION OF PLANNING APPLICATIONS:**
 - i. **MO/2019/1302 – CPC/019/055: 17 Anstiebury Close, Beare Green.** This is an application for an erection of a single storey rear extension. The Councillors discussed the position of the property and the impact the extension would have on the neighbouring property. Mr Garber explained the specific Beare Green and Mole Valle policies regarding extensions. The Councillors discussed the possibility of the garage being changed in habitable accommodation should the extension be approved. It was agreed that the application should be approved but a comment should be included in the representation that the Parish Council would have concerns if a future application was made turning the garage into habitable accommodation.
 - ii. **MO/2019/1364 – CPC/019/056: Collinwood, Horsham Road, Beare Green.** This is an application for the erection of a front infill extension, alterations to fenestration on rear elevation to include installation of bi-fold doors.
Mr Ball told the Committee that he had viewed the property and any alterations would have no effect on neighbouring properties. Mr Garber said that the size, scale and mass of the extension would not have any adverse impact on the area. The Committee agreed that this application should be approved.
 - iii. **MO/2019/1394 – CPC/019/057: Lime Cottage, Ruge Farm, Horsham Road, Capel.** This is an application for a Certificate of Lawfulness for the existing use in respect of an existing barn having been used for non-agricultural commercial storage purposes for a period in excess of 10 years.
Mr Garber told the Committee that information had been supplied with the application to demonstrate that the barn had been in existence in excess of 10 years. However, the documents are not specific to the barn in question and the documents do not support continuous use. The Committee believed the application failed to demonstrate the requirement for a Lawful Development. The Parish Council understands that the premises have been used for a small business and promoting small businesses was important and must be supported but as the application had not demonstrated that the use had been constant and on-going for more than 10 years the application should be refused.
 - iv. **MO/2019/1402 – CPC/019/058: Land Rear of Skinners Cottage, Moorhurst Lane, Beare Green.** This is an application for the change of use of land to three residential units, demolish existing landscape store and office.

The Councillors were made aware that the buildings were still in use and to replace with dwellings could mean a loss of employment. The Committee discussed whether the land had been put forward to be included in the Mole Valley Local Plan, but no information was available. Mr Garber said that this site was in the Green Belt and outside Beare Green village settlement boundary. It was in an isolated location and had a history of refusals for housing. Policies relevant to the NPPF, Capel NDP and Mole Valley plan were discussed. The Parish Council agreed that the application should be refused.

- v. **MO/2019/1404 – CPC/019/059: Merebank House, Merebank, Beare Green.** This is an application for the erection of a detached garage with storage room.

The Councillors had already been addressed by the applicant and had seen evidence that the overall dimensions of the garage and store had been reduced and slightly repositioned. It was agreed that the current reduction still does not address the original concerns the Parish Council had. It was agreed that Mrs Dale and Mr Ashwood would view the site on Wednesday evening and report back to Committee members. In the meantime, the Clerk will advise Mole Valley Planning Officer that a further viewing was scheduled to take place and the Parish Council's recommendation would be forwarded by Friday 6 September. Mr Mott will be advised of the Parish Council's decision.

- Mrs Dale and Mr Ashwood visited the property and taking their recommendations into consideration the Parish Council has now recommended that this application should be refused.

- vi. **MO/2019/1338 – CPC/019/060: Arnwood Farm, Rusper Road, Newdigate.** This is an application for the erection of one agricultural barn for cattle and storage hay/straw and agricultural machinery.

The Chairman explained that this was a retrospective application to retain the barn. Mrs Dale confirmed that the barn was used for cattle and storage. The Committee agreed that this application should be approved.

- vii. **MO/2019/1412 – CPC/019/061: 15 Greenfields Place, Beare Green.** This is an application for the demolition of a conservatory and erection of single storey rear and side extensions.

The Committee were advised that further information had been received regarding this application, which makes the application incorrect. The applicant is proposing to operate a dog boarding business from the premises. The application needs to be amended. The Committee agreed that if they were to consider the proposed application, it would be acceptable, but it has been compromised. The Chairman agreed that the applicant's agent and Mole Valley will be notified regarding the inaccuracy.

- Further to discussions at the Parish Council meeting the applicant has since provided further in-depth information and the Parish Council has now recommended that this application should be approved.

- viii. **MO/2019/1166 – CPC/019/054: Crockers Farm, Abinger Road, Coldharbour.** This was an application for the demolition of existing annex building and erection of replacement annex building. This application was dealt with under delegated powers, the Parish Council recommending approval of this application.

6. **Mole Valley Local Plan Review.** Mr Garber confirmed that the date the Mole Valley Local Plan will be put before the Cabinet remain the same, but the Full Council meeting has been put back one week. The date for the exhibition of proposed developments at Capel and Beare Green were confirmed as was the date for presentations to the Parish Council.

DATE OF NEXT MEETINGS:

Finance Meeting: Monday 9 September 2019 at 7:30pm

Full Parish Council Committee: Monday 19 August 2019 7:30pm

Planning Committee: Monday 7 October 2019 at 7:30pm

All meetings will be in Capel Parish Hall