

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

- 1 **IN ATTENDANCE:** Mr Ball, Mrs Dale, Mrs Schryver, Mr Salter, Mrs Ryan and the Clerk.
- 2 **APOLOGIES FOR ABSENCE:** Mr Garber, Mr McLachlan, Mr Cox and Mr Ashwood. District Councillors Mrs Huggins and Mrs Salmon.
- 3 **DECLARATIONS OF INTEREST:** None
- 4 **PUBLIC QUESTIONS:** None
5. **CONSIDERATION OF PLANNING APPLICATIONS:**
 - i. **MO/2019/1814 – CPC/019/071: The Piggery, Crackerbarrel Farm, Beare Green.** This is an application for the variation of Condition 2 of planning permission MO/2016/0337 for the conversion of former piggery into 1 No. residential dwelling to allow the relocation of the eastern elevation to place it in line with the original building foundations. The Parish Council had considered this at the November planning meeting but had deferred deciding until further information was available. It was discussed that the new development will be built on the existing foundations, on the original footprint. It was agreed that this application be recommended for approval.
*** Further to a visit to the site from Mole Valley, the Parish Council has been advised that this application has now been withdrawn.**
 - ii. **MO/2019/1929 – CPC/019/075: Oakdene, Henfold Lane, Beare Green.** This is an application for the erection of an ancillary outbuilding. It was discussed that the proposed outbuilding would be in the Green Belt and is not a conversion of an existing building. Looking at the circumstances for this application, the Councillors were unable agree that a two-storey development was really required. The Parish Council recommended this application should be refused
MO/2019/1952 – CPC/019/076: Hill House Farm, Misbrooks Green Road, Capel. This is an application for a change of use of building from agricultural to meat processing unit (Use Class B2). The change of use includes an increase in operating hours. The Committee were concerned that that noise from the unit would be unacceptable, and although a Noise Report had been provided it was agreed that Councillors should visit the site and assess the levels. Councillors will report back to the Parish Council after their visit later this week. It was agreed that if the noise levels were regarded acceptable the Parish Council would approve the extended working hours.
*** The site was visited by Councillors and the noise levels were assessed. It was agreed that extended hours would not cause any unnecessary inconvenience. The Parish Council recommended this application should be approved.**
 - iii. **MO/2019/1988 – CPC/019/077: Capel Lodge, Horsham Road, Beare Green.** This is an application for the erection of a detached dwelling house, double garage, access and landscaping. The Committee discussed the application and agreed that this was not an appropriate position for another dwelling, as it would be in the Green Belt. The Parish Council recommended this application should be refused.
 - iv. **MO/2019/1965 – CPC/019/078: Holmcroft, 184 The Street, Capel.** This is an application to reconfigure the current driveway access to the dwelling. This crossover is the subject of an Easement with the Parish Council. This crossover is for access only and not for parking. The Parish Council recommended this application should be approved.
6. **CAPEL PARISH COUNCIL – MOLE VALLEY LOCAL PLAN COMMITTEE:**

Mr Ball asked Committee members if they would be available to meet on Wednesday 8 January 2020 at 7:30pm for a private meeting. This meeting would take place immediately after the preferred sites had been published by Mole Valley.

Confirmation was given that the exhibition of preferred sites would be week commencing 3 February 2020, showing at both Beare Green Hall and the Parish Hall.

The Public meeting has been booked for 25 February 2020 at Capel Memorial Hall.

DATE OF NEXT MEETINGS:

Full Parish Council Committee: Monday 16 December 2019 7:30pm

Planning Committee: Monday 6 January 2020 at 7:30pm

Finance Meeting: Monday 13 January 2020 at 7:30pm

In Capel Parish Hall