

**MINUTES OF THE PLANNING COMMITTEE MEETING  
HELD ON MONDAY 2 MARCH 2020 AT CAPEL PARISH HALL**

- 1 **IN ATTENDANCE:** Mrs Dale (Acting Chairperson), Mr Ball, Mr McLachlan, Mrs Schryver, Mrs Ryan, Mr Ashwood and the Clerk.  
Mr Mark Cunningham (Public Questions (4)) and Mrs Watson
- 2 **APOLOGIES FOR ABSENCE:** Mr Garber, Mr Cox and Mr Salter
- 3 **DECLARATIONS OF INTEREST:** None
4. **PUBLIC QUESTIONS:** Mr Cunningham addressed the Council, saying there had been several meetings regarding the Draft Mole Valley Local Plan over the last few weeks. Mr Cunningham said that he and his team had worked with the Council throughout the planning process and had received full support for the first application for 12 dwellings. He was concerned that the Council was now objecting to the site without having held proper discussions with him or his team.  
He said that despite the Parish Council responding to the Plan with an objection to the inclusion of the Brook Cottage site, there has been a considerable amount of support from the local community. Mr Cunningham said that he was aware that since the Council had submitted the letter of objection to the site, flyers promoting a site to the north of the village, which had previously been unanimously rejected, had been circulated and a meeting arranged. Mr Cunningham was now concerned that the village could end up with a site that was really against public opinion. Mr Cunningham said that his family had owned the Brook Cottage site for the last 50 years and he was anxious to leave a legacy that works for the village.  
The Chairman thanked Mr Cunningham for his address and said that the Council was objecting to the site because it believed the 46 dwellings now being proposed for the site was not in keeping with the village. The Council had not been aware of the level of support the site was receiving until it was discussed at the public meeting on 21 February 2020.  
The Chairman said that the professional team, appointed by the Council, was meeting on 5 March and would view all development sites being proposed for Capel and Beare Green. Their unbiased reports will form the basis of the Council final response to Mole Valley. This response will be discussed and formally agreed at the next full Parish Council meeting on 16 March and forwarded to Mole Valley by 20 March 2020.  
Mr McLachlan asked if the proximity of the Brook Cottage site to the Dairy House Nature Reserve was presenting as an issue. Mrs Schryver confirmed that this was a view shared by a lot of people. It was mentioned that the original planning application for 12 dwellings was dismissed because it was under the Gatwick flight path noise barrier. This was now not viewed an issue as the flight path had reverted to where it was for 2013 for the time being.
5. **CONSIDERATION OF PLANNING APPLICATIONS:**
  - i **MO/2020/0192 – CPC/020/006: 22 Leith Road, Beare Green.** This is Prior notification for the erection of a single storey rear extension of 4.95 metres in deep by 2.8 metres in height and a height at the eaves of 2.70 metres. The Council looked at the application and agreed that the extension would not encroach on neighbouring properties and therefore recommends that this application should be approved.
  - ii **MO/2020/0207 – CPC/020/007: New House, Capel Leyse, Moorhouse Lane, Beare Green.** This is an application for the erection of a two-storey side/front extension following partial demolition of two storey side extension, with a garden accessible basement and a single storey front porch. The Council considered this application for an extension on a dwelling in the Green Belt. The extension would increase the volume of the existing property, was considered not sympathetic to the dwelling and the extension would make it appear out of character. The basement was considered a concern and in all the proposed extensions was over-development. The Parish Council recommends that this application should be refused.

iii **MO/2020/2069 – CPC/020/008: 6 Henfold Cottages, Henfold Lane, Beare Green.** This is prior notification for the erection of a single storey rear extension of 6 metres deep by 2.74 metres high and a height at the eaves of 2.74 metres. The Council considered this notification as part of the existing cottage is to be demolished, it was considered that it would be necessary to submit a planning application so that the application can be considered appropriately.

iv **MO/2020/2070 – CPC/020/009: 6 Henfold Cottages, Henfold Lane, Beare Green.** This is a planning application for the erection of single storey porch extension. The Council considered the application and has no objection to the proposal and recommended that this application should be approved.

v **MO/2019/0268 – CPC/020/010: The Holt, Beare Green.** This is an application for replacement decking. The Council considered the application and recommended that the application should be approved.

vi **MO/2020/00280 – CPC/020/011: Fairhaven, Springwell Road, Beare Green.** This is an application for the erection of a single storey side extension following demolition of existing utility room. The Council considered the application and has no objection to the proposal and recommended that this application should be approved.

vii **MO/2020/0316 – CPC/020/012: Barn at Old Wattlehurst Farm, Horsham Road, Capel.** This is submitted for prior approval for the proposed change of use of agricultural building to 2 No. dwelling houses (Use Class C3). The Council discussed the submission considering whether the conversion would still be in the original footprint of the barn. The location was considered for the location of dwellings and it was agreed that the properties would be isolated from the village. The design policies in the Capel NDP and Mole Valley were considered and it was agreed the dwellings would be unsympathetic to the local environment. The Council recommends that the application should be refused.

viii **MO/2020/0292 – CPC/020/013: Holly Tree Cottage, Broomehall Road, Coldharbour.** This is an application for erection of Oak frame single storey extension with pitched roof and skylights. The Council considered the application. The extension is a replacement for an existing conservatory. The Council had no objections to the application, and it was recommended the application should be approved.

#### 6. **DRAFT MOLE VALLEY LOCAL PLAN:**

The Chairman informed the Council that an initial meeting had been arranged to meet with the Counsel and Planning Consultant instructed to handle the Parish Council response to the draft Local Plan. The team would view all the sites and then make their recommendations so that the response could be draft and put before the Council for consideration at the next full Parish Council meeting.

There were concerns that the draft would be put together without the necessary recommendations from all Councillors. The Chairman confirmed that the response would be what the Councillors unanimously agreed and what they considered would best benefit the community.

It was also agreed that a Freedom of Information request would be submitted to Mole Valley, asking what Brown Field sites were rejected and why. The request would also ask if the sites proposed in the Local Plan were what the current Cabinet had considered or whether it was on the recommendation of the previous Cabinet. It was felt this information was necessary as the decisions made could be politically motivated.

#### **DATE OF NEXT MEETINGS:**

Full Parish Council Committee: Monday 16 March 2020 7:30pm

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

Finance Meeting: Monday 11 May 2020 at 7:30pm

All meetings to be held remotely.

**Annual Parish Meeting – Wednesday 18 March 2020 7:30pm in Capel Parish Hall.**