

MINUTES OF THE PLANNING COMMITTEE MEETING HELD REMOTELY ON MONDAY 01 FEBRUARY 2021

- 1 **IN ATTENDANCE:** Mr Garber, Mr Ball, Mr McLachlan, Mrs Schryver, Mrs Dale, Mr Salter, Mr Ashwood, and the Clerk.
County Councillor Mrs Helyn Clack and Mr Richard Tyson-Davies
- 2 **APOLOGIES FOR ABSENCE:** Mr Cox and Mrs Ryan
- 3 **DECLARATIONS OF INTEREST:** Mrs Dale declared an interest in the application for Parsonage Farm item (5(x)) and would abstain from voting.
4. **PUBLIC QUESTIONS:** Mr Tyson-Davies will comment on item (7)

Mr Garber referred to the application **MO/2020/1582 - Upper Minnickfold Place, Coldharbour** which had been discussed by the Parish Council at the December 2020 meeting and at the Mole Valley Planning Committee on 13 January 2021. The Mole Valley Committee agreed to recommend the application be refused but the reasons for refusal were not decided and so deferred until the next meeting on 3 February. The case officer had made recommendation for approval, and because of this it has created a complex situation regarding how an appropriate reason for refusal would be determined.

Mr McLachlan mentioned that this was the last application to be discussed at that January Mole Valley Planning Committee meeting. The Committee was unable to settle definitive reasons for refusal therefore the deferment was agreed. Mr McLachlan said the County Councillor Helyn Clack had supported the refusal recommendation and would speak at the next meeting.

Councillor Mrs Clack mentioned that she has submitted her recommendation to the Chairman of the Mole Valley Planning Committee, but it has been intimated that it is not enough. Although the officer's recommendation has been rejected the application is still to be determined.

5. **CONSIDERATION OF PLANNING APPLICATIONS:**

- i. **Application MO/2020/2086 – Henfold Lake Fisheries, Henfold Lane, Beare Green.** This is an application for Certificate of Lawful use. Mr Garber said that he had been through all the documentation again and his advice would be that the application cannot be approved and needs to be dealt with by a formal planning application submitted by the applicant and not dealt with by a series of documents submitted by individuals which do not add up to a reason by a Certificate of Lawfulness can be issued. The Committee recommends that this should be dealt with by a formal planning application and can then be dealt with on a proper basis.
- ii. **Application MO/2020/2216 - Palmers Cottage, 153 The Street, Capel.** This is an application for a Certificate of Lawfulness for a proposed development in respect of the erection of a single storey rear extension. This application has already been determined by Mole Valley.
- iii. **Application MO/2020/2255 – Palmers Cottage, 153 The Street, Capel.** This is an application for the erection of a single storey rear extension. The extension would have a sloping roof, two windows and accommodation. There have been extensions to adjacent properties, but they do not include additional accommodation. This property is in the conservation area and the extension would cover the whole of the back of the property. The issue is there would be a privacy impact on neighbouring properties. Absent the additional accommodation and windows, the Council might have been inclined to approve the application. The Council's recommendation is that planning permission should be refused as proposed but suggest the application should be amended and resubmitted for consideration. All Councillors agreed.
- iv. **Application MO/2020/2317 - South Holmwood Brickworks, Newdigate Road, Beare Green.** Mole Valley's website indicates that the application has been withdrawn but County Councillor Clack advised that the application was still live. This is a Surrey County Council application. Council Clack will forward details to the Clerk to enable the council to discuss the application.
- v. **Application MO/2020/2125 – Spring Lodge, Horsham Road, Capel.** This is an application for the insertion of 3 no. roof lights to create rooms in roof space. This does not alter the design of the

building. The windows are inward looking and would not impact upon neighbouring property privacy. All Councillors agreed this application should be approved.

- vi. **Application MO/2020/2306 – Lime Cottage, Rugge Farm, Horsham Road, Capel.** This is an application for the erection of commercial storage building following demolition of existing. Although in the Green Belt the proposed design has been carefully evolved. There are economic issues in this case and no adverse impact on the environment. All Councillors agreed this application should be approved.
- vii. **Application MO/2020/2249 - Site at, Riverdale Farm, Rusper Road, Capel.** This is an application for the material change of use of land for three pitches with associated operational development, new access, hard standing, utility blocks, packing treatment plant and fencing to the travellers' site. There have been several applications for this site in the past, and it was made very clear that the last application would be the final extension to the site. This application is against policy. There are no substantive reasons given for the additional accommodation. Mrs Schryver says a new access and new gates have already been installed, the hard standing is in place and the site is now full and gives the appearance of not being properly managed or maintained. A new sign has been established to Rome Wood Farm next door and moveable caravans have been installed in the adjacent field. The Council is not aware than any planning application has been submitted for these caravans and the present application contains minimal information. The Council unanimously agreed this application should be refused. The Clerk will draft a response for councillors' agreement before it is forwarded to Mole Valley.
- viii. **Application MO/2020/2321 - Land at Capel Landfill Site, Clockhouse Brickworks, Horsham Road, Capel.** This application is for the retention of a landfill gas fuelled electricity generation facility without compliance with Condition 2 of planning permission ref: MO03/0878 dated 13 July 2004 to extend the time period of the development (Surrey County Council application - for consultation purposes only). This is a renewal application; a decision has been made and the Council was not able to comment.
- ix. **Application MO/2020/2270 - Tilling Springs, Broadmoor, Abinger Common.** This is an application for a certificate of lawfulness for an existing use in respect of the use of both the cottage and flat as independent residential units. The site is within 20m of Capel parish, and is not subject to NDP policies. On discussing the application, the Council decided it should be subject to separate planning applications. The Clerk will send its recommendation to Mole Valley.
- x. **Application MO/2020/2326 – Parsonage Farm, Vicarage Lane, Capel.** This is an application for the demolition of workshop and stable building and removal of hardstanding. Construction of two storey dwelling. This application was submitted on 17 December 2020 and has only just been published. This is outside the village settlement, in the Green Belt and does not meet the criteria of the NDP policy ESDQ 3. Neither does it meet Mole Valley policies RUD 2 and RUD 4. Mrs Schryver mentioned that the stable block to be demolished is of considerable size, no longer in use and a new building would enhance the area. As the application does not meet policy, the Council is not able to support it and therefore it is recommended that this application be refused.

6. ME-926995 - Surrey Highways: Ockley Road (A29) Beare Green and Beare Green Road/Stane Street (A29) Ockley – Proposed 40mph Speed Limit. These documents include reference to Beare Green roundabout. The Council recognises the importance of the speed reduction and the reasons set out requiring the change. What is of fundamental importance is that in relation to the recent application for a change of use for The Dukes Head public house to housing the accident considerations requiring the speed reduction have not been considered. This document acknowledges there is a road safety risk on this junction. The Council supports the speed controls that are being proposed. County Councillor Clack said she would welcome the Council's support which has the backing of the Police. This proposal will not affect the management of vehicles approaching south on the Beare Green roundabout.

7. SCC Ref 2020/0079 – Land East of Swires Farm, Lodge Farm, Lodge Lane, South Holmwood. This site impacts upon four parish councils, Leigh, Newdigate, South Holmwood and Capel. The main effect on Capel parish is the impact on the road network and the significant amount of material imported to the site. Mr Tyson-Davies confirmed he was not attending as a Parish Councillor but was asked to confirm the position of that Council. He said the council has divided opinions.

Mr Garber referred to a previous application for the installation of a waste incinerator in Capel. This incinerator application gave clear evidence in the form of a timetable for traffic management. The Swires Farm application has not included any such information, offering no evidence of transportation control. Supporting document supplied, including health and safety, is over three years old, and the Committee asked why it has taken this length of time to come forward with an application. Mrs Dale said that the landowner had been in discussions with Surrey County Council over the last three years, with documentation being put together at the start of discussions.

Mr Ball mentioned that if the site holds contaminated material, capping the waste with clay could be positive and this could be a good way of dealing with the issue. No reference has been made to what materials are contained in the mound. However, by capping the site, the mound would be increased in size but would eventually be landscaped and therefore could reduce the need for recapping again in the future.

Mr Garber said that no mention has been made as to where the capping material was being imported from. County Council Clack said this is a commercial exercise. A lot of new building is underway to the south of the area and a proportional amount of waste material needs to be dealt with. There will be significant financial gain for the developer and significant impact on the community, having lorries disrupting their lives for the best part of a year. There should be some consideration for some of the financial benefits being shared with residents. County Councillor Clack said that residents in Henfold Lane, Beare Green had written to her asking for protection against the increase in traffic and mud on the roads. There are also concerns regarding moving an adjacent bridleway. No planning application has been submitted for this and there was discussion if the bridleway was moved, what would be used on the finished surface.

There is a need to see evidence of traffic control, including where the traffic will go when it leaves the site. There are several highways management issues, and a traffic management scheme should be a condition of approval. Are there alternative ways to recapping without having to bring in materials? Could less material be used? Is the submitted proposal the only option to make the site safe?

Mr Tyson Davies asked how polluted is the site? Does it really need to be capped? The NUTS challenge assault course uses the mound as an obstacle, therefore is it really an imminent health risk?

County Councillor Clack asked that when the Council submits a response, the impact on traffic movement and management on the surrounding areas should be mentioned.

Mr Ashwood said it would be a shame if this commercial opportunity, with a financial opportunity for the villages, was driven out because proper investigations were not carried out.

There are several questions that need to be answered before anything can be taken forward.

Mr McLachlan asked if consolidated or individual Parish Council responses should be put forward.

It was agreed Mr Garber would draft a response on behalf of the Council to be circulated to all Councillors.

Mrs Schryver asked if it was known why the application **MO/2020/2029 – Brackenfell, Vicarage Lane, Capel** was decided before the parish Council had a chance to discuss the application. Mole Valley refused the application when the Council was mindful to approve.

Mole Valley Planning team had been unable to offer a suitable explanation.

Date of Next Meetings:

Full Parish Council meeting – Monday 15 February 2021

Planning Committee meeting – Monday 01 March 2021

Finance Committee meeting – Monday 10 May 2021

All meetings commence at 7:30 pm and will be held remotely depending on government guidelines at the time.