

**MINUTES OF THE PLANNING COMMITTEE MEETING
HELD REMOTELY ON TUESDAY 6 APRIL 2021**

- 1 **IN ATTENDANCE:** Mr Garber, Mr Ball, Mr McLachlan, Mrs Schryver, Mrs Dale, Mrs Ryan, Mr Salter, Mr Ashwood, and the Clerk.
In attendance - Mr Norman Ede and District Councillor Salmon (part)
- 2 **APOLOGIES FOR ABSENCE:** Mr Cox
- 3 **DECLARATIONS OF INTEREST:** None.
4. **PUBLIC QUESTIONS:** Mr Ede addressed the meeting and gave the council an overview of the reasons for submitting the application. Prior to the meeting Mr Ede had given the council information in support of the application.
From 1929 to the present day there have never been any dedicated washroom facilities for employees and visitors. Facilities in the residential properties have been used. Now that Stood Copse is to be let, washroom facilities will no longer be available for use. It is necessary to convert the rear portion of the office to incorporate these facilities, meaning the loss of workshop and storage space. This application is for the demolition of a single garage and shed and the erection of a building which will house a workbench, tool storage cabinets, grounds maintenance machinery.
5. **CONSIDERATION OF PLANNING APPLICATIONS:**
 - i. **Application MO/2021/0150 - Nightless Copse, Rusper Road, Capel.** This is an application for the erection of workshop/garage/storage building following removal of existing small garage and shed. The applicant Mr Ede shared the history relating to the site, which is fundamental to the determination of the proposal. The simple building will be located to the rear of the existing dwellings and will be seen in the context of several free-standing buildings. The size, scale and mass will not compromise its setting. The councillors discussed the application and policy matters given the sites history, NDP, local plan and National Planning policies and it was unanimously agreed that this application should be approved.
 - ii. **Application MO/2021/0045 – 2 Broome Hall, Broome Hall Road, Coldharbour.** This is an application for the erection of a detached garage and stables block to the rear. Significant issues relating to the application were discussed, not least prior to the proposal being submitted the applicant consulted the residents’ association but did not submit the scheme upon which the consultation took place. Subsequently local objections now exist. The applicants suggest compliance with Mole Valley policy RUD 9 which relates to ancillary domestic buildings. Policy RUD 9 cannot be applied to the stables, which in locational terms would be wholly unrelated to the house. The council debated and recommended that this application as was submitted should be refused. However, if withdrawn and submitted as two separate applications: (1) The garage, its prominence and size, and with Broom Hall being a listed building and in the Green Belt, permission would be refused; (2) The stables, being located adjacent to a sand school, it's development on a stand- alone basis could be acceptable.
 - iii. **Application MO/2021/0140 – The Firs, Horsham Road, Beare Green.** This is an application for the erection of rear single storey extension and part loft conversion with front and rear dormer windows. The applicant proposes a simple eyebrow window in the front roof and a substantial extension to the rear. The rear elevation was discussed, regarding the uncompromising features not least the rear extension in the roof space and the impact on the elevations when viewed from the side. The dwelling is outside the village settlement and located in the Green Belt. The application fails to meet any of the relevant NDP, MV and National policies. In relation to the NDP it fails to meet ESDQ 3 and 4. In considering the MVLP it fails in relation to ENV 22, ENV 23 - Respect for the Setting and ENV 32 - House Extensions. Regarding the NPPF which directs the need for good design, the application fails to meet the basic objectives national policy seeks. It was noted that no design or access statement was supplied in support the proposal. The council unanimously agreed that this application should be refused.

- iv. **Application MO/2021/0208 - 4 Stockrydons Cottage, Henfold Lane, Beare Green.** This is an application for prior notification for the erection of a single storey rear extension 6 metres deep and 4 metres high with an eaves height of 3 metres. The council was advised that prior approval for this application has already been refused by Mole Valley. The council agreed that if an application were to be submitted for this extension the council's recommendation would be refused.
 - v. **Application MO2021/0124 - Bonnetts (Farm), Horsham Road, Capel and MO/2021/0182 Bonnetts (Farm) (LBC).** This is an application for the erection of a side porch, installation of underfloor heating and replacement flooring. The council considered the NDP policies, and the proposal is compliant with ESDQ 3 regarding design and ESDQ 4 Respect for the historic environment. Consideration of Mole Valley policies ENV 3, 22, 23 and 32 all apply and are compliant. The proposal adjacent to the farm building is sensitive in its design and will not have any adverse impact. The councillors agreed unanimously that this application and the application for the List Building should be approved.
 - vi. **Application MO/2021/0282 – Oakwood, Highland Road, Beare Green.** This is an application of prior notification for the erection of a single storey rear extension of 7.9 metres deep and 2.9 metres high with an eaves height of 2.9 metres. The bungalow extension had previously been considered but had a pitched roof. The extension now proposed has a flat roof and extends the developed boundary to the adjacent dwelling, also a bungalow. The extension lies to the east of the neighbouring property and should not have any adverse impact and would not be visible from the road. In Policy terms the NDP is a material consideration in particular ESDQ 3 design and the specific policy relating to Beare Green. The policies the MV are specific regarding extension ENV 32 but the proposal does not appear to be in conflict. No further supporting information had been submitted with the application. The councillors agreed unanimously that this application should be approved but a condition should be included not to allow the roof height to be increased.
6. **MO/2020/2345 – 152 THE STREET, CAPEL.** The Chairman brought this decision to the councillors' attention and the fact that the council made objections to this application. It appears that Mole Valley did not take any notice of the parish council's concerns and recommendation. It was therefore proposed that a letter of complaint should be forwarded to Mole Valley. This letter will be forwarded to the Leader of the Council for his consideration raising concerns. Discussion then took place regarding the reduced time scale being applied to applications and the implication on the parish council to make decisions quickly. The Chairman mentioned that 21 days will be applied as a deadline from the date of the published planning list, not the date of registration. This reduced time scale does not always give the parish council time to advertise agenda items in accordance with Local Government guidelines. The Chairman then asked the parish council to agree to an extraordinary Planning Committee meeting to discuss several complex applications that need to be discussed and decided within the allocated timescale. Although this meeting was agreed councillors were not happy to have to continually organise extra meetings to ensure responses are made on time. District Councillor Caroline Salmon mentioned that by using Mole Valley Planning Alert planning application notifications could be received immediately.
 7. **UPDATE – SWIRES FARM APPLICATION - SCC/2020/0079 - MO/2020/2269:** Mole Valley's response raised by concerns by residents', and it was requested that the determining body Surrey County Council should request an up-to-date traffic management and reports on footpaths and bridleways. The councillors were assured that Capel's response has been forwarded to SCC directly.
 8. **CAPEL NEIGHBOURHOOD DEVELOPMENT PLAN:** The Chairman had put together an up-to-date report and this information will be published on the Council's website. The current NDP will run until December 2026.
 9. **20 MINUTE NEIGHBOURHOODS: Information had been circulated to all councillors.** Councillors were asked to download the information and consider the contents. This relates to the provision of open space in relation to dwellings. It is hoped Mole Valley would consider incorporating this into the draft Local Plan.

10. CAPEL SPORTS PAVILION – Providing off-sales service: The Cricket Club had asked the council to consider allowing them to sell off-sales from a window during May and June, whilst cricket matches are taking place at weekends and only to members. A special licence from Mole Valley would be required for these off-sales. It would be hoped that these sales would not detract on sales from the local pub. The council did not disagree with these sales, but approval and agreement has to be received from Mole Valley. The request has been made to comply with social distancing regulations. The council agreed that if the following recommendations were complied with

- proof of age required prior to sale;
 - no sales made in glass containers;
 - approval for off-sales received from Mole Valley
- the council would consider the application .

Date of Next Meetings:

Full Parish Council meeting – Monday 19 April 2021

Extra Planning Committee meeting – Wednesday 21 April 2021

Planning Committee meeting – Tuesday 4 May 2021

Finance Committee meeting – Monday 10 May 2021