

**MINUTES OF THE PLANNING COMMITTEE MEETING
HELD REMOTELY ON TUESDAY 4 MAY 2021**

1 **IN ATTENDANCE:** Mr Garber (Chair), Mr Ball, Mr McLachlan, Mrs Schryver, Mrs Dale, Mr Salter, Mr Ashwood, and the Clerk.

In attendance – Mr Daniel Shovelar item (5(vi))

2 **APOLOGIES FOR ABSENCE:** Mrs Ryan and Mr Cox

3 **DECLARATIONS OF INTEREST:** None.

4. **PUBLIC QUESTIONS:** Mr Shovelar addressed the meeting and gave background information regarding the application for a Certificate of Lawfulness MO/2021/0474 – 22 Oak End, Beare Green. Mr Shovelar told the committee that he had been resident in the property for the past 10 years and the extra ground floor accommodation would benefit his family circumstances. Mr Ball confirmed this information was important as a Design and Access statement had not been submitted.

5. **CONSIDERATION OF PLANNING APPLICATIONS:**

- i. **Application MO/2021/0224 – 1 Nursery Close, Capel.** This application for the erection of a single storey rear extension had been discussed at the Extraordinary Planning Committee on Wednesday 21 April. This property is in an exposed location at the junction of Nursery Close and Bakers Way, being prominent from Bakers Way. It was considered that the extension was likely to impact upon the character of the development in that location by extension of the existing brick side wall and the council had recommended that the application be refused. The Council had received information from Mole Valley's case officer that this application was likely to be refused if the design was not amended to accommodate a sloping roof. The revised drawings were discussed, and it was unanimously proposed that the council should withdraw its original objection and recommend the application be approved.
- ii. **Application MO/2021/0297 – Capel House, 47 The Street, Capel.** This is an application for the Certificate of Lawfulness Certificate of Lawfulness for the proposed development for the siting of a permanent mobile home ancillary to the main dwelling. This application was approved by Mole Valley on 26 April 2021.
- iii. **Application MO/2021/0344 – Capel House, 47 The Street, Capel.** This is an application for the erection of a single storey ancillary timber granny annexe. This application had been withdrawn before the council discussed the application.
- iv. **Application MO/2021/0489 – 9 Woodside Road, Beare Green.** This is an application for the Certificate of Lawfulness for a proposed development in respect of conversion of existing garage into habitable accommodation. The councillors considered the application taking the position of the garage into consideration. The property is within the village settlement boundary and the following policies relating to the NDP were considered SDQ 3 Design and Character; ESDQ 4 Building style; BGPO 1 Extensions and alterations/proximity to neighbours. Mole Valley policies ENV 22 General Criteria and ENV 32 House Extensions were also considered. It was agreed the prevailing character of the bungalow would remain. The habitable accommodation proposed would benefit the accommodation as a family unit. The councillors unanimously agreed this application should be approved.
- v. **Application MO/2021/0452 – Derry Stud, Henfold Lane, Beare Green.** This is an application for a Certificate of Lawfulness for the proposed development in respect of the erection of a detached garden room and single storey rear extension. This application had already been decided prior to the planning meeting. The application had been refused, which was in line with the council's decision.
- vi. **Application MO/2021/0474 – 22 Oak End, Beare Green.** This is an application for a Certificate of Lawfulness for the proposed development in respect of the erection of a single storey flat roof extension. The applicant had addressed the committee, giving background information on the application and the benefit the extra ground floor accommodation would provide. The committee was reminded the property was within the village settlement boundary and considered the policies relating to Capel NDP: ESDQ 3 Design and Character, ESDQ 4 Context and BGPO 1 Extensions and

alterations to existing dwellings in Beare Green. Mole Valley policies were also considered - ENV 22; ENV23 Respect for Setting; ENV 24 Space about buildings and ENV 32 House Extensions. It was agreed the proposal does not appear to have an adverse impact upon neighbouring properties nor compromise this small development. The councillors unanimously agreed this application should be approved.

- vii. **Application MO/2021/0402 – West View, Abinger Road Coldharbour.** This is an application for the conversion of existing lean-to store to accommodation, integrated to the main house. Insertion of conservation roof light. The property is within the village settlement boundary. Policies relating to Capel NDP were taken into consideration: ESDQ 3 Design and Character; ESDQ 4 Building style; BGPO 1 Extensions and alterations/proximity to neighbours. Mole Valley policies ENV 22 General Criteria and ENV 32 House Extensions were also considered. It was agreed the prevailing character of the bungalow would remain and the habitable accommodation proposed would benefit the accommodation as a family unit. The committee unanimously agreed this application should be approved.

6. **UPDATE- AUCLAYE BRICKWORKS** – This is a review of Planning Permission and a further consultation by SCC following the failure of the applicant to provide the required information requested by the Council. The committee was reminded that the council had responded to Surrey County Council in February 2018 and May and June 2018. The position remains as set out in those letters with our position remaining extant.

In summary the issues remain:

- Junction and road capacity
- Traffic Management
- A24 Movements
- Failure to provide accurate traffic data
- Land ownership
- Accident Risk /Roundabout Capacity Clarks Green
- Clockhouse Brickworks HGV Movements
- Out of date environmental data.

It was agreed that a recommendation should be forwarded to Surrey County Council that the application is rejected. If the decision is made to reject the ROMP application which is now contrary to extant Minerals Policy this should be supported by Capel Parish Council. As this is a direct SCC Consultation, Mole Valley District Council should be advised and requested to advise the Parish Council of their position.

7. **HOMES ENGLAND LAND WEST OF IFIELD** – The Chairman addressed the council and confirmed that Mole Valley District Council was consulted by Crawley and Horsham Councils in 2019 regarding a proposal by Homes England for a new settlement comprising up to 10,000 new homes. None of the Mole Valley Parish Councils were consulted. The site was accepted as a Regulation 18 for potential development comprising a first phase of circa 3,000 dwellings. A school site for Crawley and Horsham, a link Road between the A 264 and the A 23. Mole Valley is expected to have regard to this at the Reg 19 Stage with a Duty to Co-operate with Horsham District Council. Although the concept is for development comprising 10,000 dwellings in total in the longer- term issues prevail regarding land ownership and Gatwick. The additional capacity is 7,000 would need to be considered through the future Horsham Local Plan and not the Mole Valley Review. Neighbourhood Developments are a common feature of Crawley and Horsham as development would not compromise the Green Belt and would contribute to meeting housing targets. The issue for the Mole Valley parishes which border the Ifield site, and for Capel in particular land designated by Horsham north of the town is its impact on our rural environment. The parish council needs to agree the course of action: for CPC to be in isolation or in conjunction with other parishes. The parish council also needs to seek an explanation from Mole Valley as to why it was not consulted in 2019 and why no reference is made in the emerging local plan. The councillors suggested it would be beneficial to have a meeting with all Mole Valley Parish Councils to discuss the proposals and that County Councillor for the area should be invited to chair the meeting.

Date of Next Meetings: All to be held in Hybrid form commencing at 7:30 pm

Finance Committee: Monday 10 May 2021

Annual Council Meeting: Monday 17 May 2021

Planning Committee: Monday 7 June 2021