

**MINUTES OF THE PLANNING COMMITTEE MEETING
HELD IN HYBRID FORM ON MONDAY 05 JULY 2021**

- 1 **IN ATTENDANCE:** Mr Garber, Mr Ball, Mr McLachlan, Mrs Dale, Mr Salter, Mr Cox, Mrs Schryver, Mr Ashwood and the Clerk.
- 2 **APOLOGIES FOR ABSENCE:** Mrs Ryan
- 3 **DECLARATIONS OF INTEREST:** None.
4. **PUBLIC QUESTIONS:** None.
5. **CONSIDERATION OF PLANNING APPLICATIONS:**
 - i. **Application MO/2021/0587 – The Crown Public House, 98 The Street, Capel.** This is an application for a Certificate of Lawfulness for a proposed development in respect of the removal of the existing fence and erection of a detached retail unit. The development is described as unused garden belonging to The Crown footprint. This application was discussed at the last meeting and the Chairman has since reviewed the application. The application for a Certificate of Lawfulness does not meet the requirement. To pursue the proposal formal planning permission would need to be applied for. On examination the plans are viewed as being wholly incorrect. The location falls within the Capel Conservation Area near its car park. An existing hedge separates the car park from the pubs amenity garden enjoyed by pub users. There are existing structures in the grounds which reflect and are sympathetic to the pub and the Conservation Area.
Facilities associated with the pub which are acceptable and compliment the ancillary activities of the pub i.e., restaurant. What is now proposed cannot be justified and would be an unacceptable alien feature detrimental to this core conservation area location. Furthermore, this would impact upon the character visually, encourage unacceptable levels of car parking beyond that required by the pub. It would also encourage no pub users which would not be accordance with its permitted use.
Policies which should be considered: The proposals would be contrary to the Capel NDP having particular regard to ESDQ 3 Design, ESDQ 4 Building appropriate in Historic Context. In relation to the MVLP having regard to conservation it would have an adverse impact. A further consideration relates to parking considerations and safety given the property’s relationship to the junction with Vicarage Lane and the local school.
The Councillors discussed the proposal and agreed The Crown was trying hard to be seen as a good community asset and this unit could introduce new customers to the pub and should be supported. Councillors agreed that there were alternative areas within the footprint that could serve the purpose better.
It was agreed that a response would be forwarded to Mole Valley suggesting that the application for a Certificate of Lawfulness should be withdrawn and a formal planning application submitted. The committee agreed that they would be willing to assist the applicant as the suggestion in principle should be supported.
 - ii. **Application MO/2021/0942 - 125 The Street, Capel.** This is an application for a Certificate of lawfulness for an existing development in respect of the use of the building and land to the north as a dwelling with associated curtilage for a period in excess of four years. The Chairman confirmed that he would contact Mole Valley to discuss the application. Information would then be circulated to all councillors to consider the application.
 - iii. **Application MO/2021/0963 – Redlands House, 63 The Street, Capel.** This is an application for the erection of a single storey side extension. The site has already been the subject of several applications which have generated significant objects from CPC, adjacent owners, and a refusal of planning permission by Mole Valley District Council. Pursuant to the most recent refusal the applicants have appealed the decision. It should be noted from an examination of the supporting documents the plans still indicate the refused scheme as does the location plan.
Councillors were reminded that land adjacent to 62 The Street was included in the council’s Local Plan submission. Current proposals would exclude access to any new build and have serious detrimental impact upon any new development. It was agreed that the council will inform Mole Valley that its

support for the development is now withdrawn and the developers will be advised of the council's change in position. In policy terms the council's objections to the development remain being contrary to:

Mole Valley Core Strategy - CS1; CS13 and CS14. **Mole Valley Local Plan** - ENV 22 DC Criteria and ENV 32 House Extensions. **CAPEL Neighbourhood Development Plan** - ESDQ 3 Design and Character; ESDQ 4 Context and Environment and ESDQ 6 Village Edge. **NPPF 2019** - Protecting the Green Belt and Conserving and enhancing the historic environment.

The application will impact upon the character of the area and upon neighbouring residential amenity. The development would be beyond the village settlement boundary. The development would compromise the Capel Conservation Area.

The council agreed that there is no justification to alter the approach adopted by council to the earlier application. It was unanimously agreed that this application should be refused.

- iv. **Application MO/2021/1031 – Redlands House, 63 The Street, Capel.** This is an application for a Certificate of Lawfulness for a proposed development in respect of a single storey outbuilding.

The use of the outbuilding for an office, games room, gym and sofa room fails to meet any consideration having regard to building scale and uses to meet the tests applied which would enable the development absent the granting of planning permission. This has regard to the settlement boundary, Green Belt, impact upon neighbouring owners and taking into account development already taken place in extending the property and the most recent refused application now the subject of an appeal. It is impossible to establish how the uses proposed could be controlled not least to guarantee it could not be used for residential accommodation. The building would be contrary to Mole Valley and the Neighbourhood Development Plan policies in particular its impact upon the Capel Conservation Area. The council unanimously agreed that the Lawful Certificate should be refused.

- v. **Application MO/2021/0804 – Land south of Coles Lane, Ockley.** This is an outline application for the consideration of access in respect of the erection of 60 no. dwellings with associated landscaping, amenity space, sustainable drainage and associated works. A draft response to Mole Valley had been circulated to all councillors prior to the meeting supporting this application should be refused. It was agreed that the "safe pedestrian route" should be defined to include safe access across the A24 in the form of traffic lights, bridge, underpass or roundabout and a proper equine crossing should be included. Councillors also discussed the GP surgery in Capel which cannot accept any new patients. Following the refusal of application MO/2020/2067 Councillors were reminded that Inland Homes had submitted an appeal.

- vi. **Application MO/2020/2269/SCC – Land East of Swires Farm, Lodge Farm, Lodge Lane, South Holmwood.** Councillors were advised that this application relating to waste material and above ground landfill has now been withdrawn.

- vii. **Application MO/2021/1088/SCC - Application at Capel Landfill Site.** The submission is for consultation purposes only and relates to the retention of the existing fenced compound to provide a safe and secure area. The supporting statement by the applicants SUEZ is to retain the securing of the area for a further 5 years until December 2025. The proposals have regard to the relevant policies including the Surrey Waste Plan 2033, environmental and air quality considerations, noise, landscape and flooding. It does not impact upon any rights of way, namely footpaths and bridleways. The council recommended to inform Surrey County Council it has no objections and will advise Mole Valley.

- viii. **Application MO/2021/0877 - The Linhay, Crackerbarrel Farm, Beare Green.** This is an application of the erection of single storey side extension and double garage. The councillors were reminded that there is a significant history relating to the development on this site no least matters of location and scale.

The committee viewed the location plan, the proposed extension and the location of the double garage all consideration which should have been taken into account at an earlier stage given its Green Belt location and proximity to the A 24. No planning justification has been given to increase the residential accommodation. Councillors discussed the overall context of other permissions at Crackerbarrel Farm.

The following policies were considered: Mole Valley Local Plan policies having regard to the Beare Green Settlement Boundary - ENV 22 DC Criteria; ENV 32 House Extensions. Capel NDP policies - ESDQ 6 Visual Connection and CA BGPO 1. The council unanimously agreed that this application should be refused planning permission.

7. TO ELECT A JOINT PLANNING COMMITTEE CHAIRPERSON:

The Chairman addressed the committee, giving details of his health and the possibility he might not be able to fully carry out his duties as chairperson. It was therefore agreed that a joint chairperson be elected to support the current Chairman. Mr Ball was nominated, accepted the nomination and the committee unanimously voted him in as Joint Chairperson.

Date of Next Meetings:

Full Council Meeting: Monday 19 July 2021

Planning Committee: Monday 2 August 2021

Finance committee: Monday 13 September 2021

All meetings commence at 7:30 pm in Capel Parish Hall subject to government guidelines.