

**MINUTES OF THE PLANNING COMMITTEE MEETING  
HELD ON MONDAY 06 SEPTEMBER 2021 IN CAPEL PARISH HALL**

- 1 **IN ATTENDANCE:** Mr Garber (Chairman), Mr Ball, Mr McLachlan, Mrs Dale, Mr Salter, Mr Cox, Mrs Schryver, Mr Ashwood, Mrs Ryan and the Clerk.
- 2 **APOLOGIES FOR ABSENCE:** None.
- 3 **DECLARATIONS OF INTEREST:** None.
4. **PUBLIC QUESTIONS:** None.
5. **CONSIDERATION OF PLANNING APPLICATIONS:**

The Chairman had asked all Councillors prior to the meeting to consider the applications for land adjacent to **Glendower, MO/2021/1435 and Capel Post Office, MO/2021/1313** having regard to the impact each application will have, given their proximity and impact upon the Capel Conservation Area.

- i. **Application MO/2021/1313 – Capel Post Office, 87 The Street, Capel.** This is an application for the conversion of part of the rear of the building to C3 dwelling house, including extension to existing roof to increase height and insertion of new dormer window. The Committee discussed the policies to be taken into consideration when discussing this application
  - Mole Valley Core Strategy – CS1, CS2 and CS14
  - Mole Valley Local Plan – ENV22, ENV23, ENV 24, ENC 32, ENV39 and RD2
  - Capel Neighbourhood Development Plan – ESDQ3 and ESDQ4.

It was considered that the proposals would have a significant and adverse impact upon the adjacent terrace, and Capel Conservation Area. The Committee also considered the residential environment would be inadequate with no amenity space for the intended residents. There was also concern over the vehicular access to adjacent dwellings and Carters Garage, where access issues could arise. The Committee unanimously agreed that this application should be refused.

- ii. **Application MO/2021/1427 – Henfold Lake Fisheries, Henfold Lane, Beare Green.** This is an application for a Certificate of Lawfulness for the existing use of land outlined red on the submitted location plan as a mixed-use fishery, caravan and camp site. An earlier CLEUD application has been granted by Mole Valley on adjacent land. However, there is a clear distinction between the two areas having regard to use. The 10-year criteria is not met as evidenced from a photograph of the land with the red line shown (dated 2012) which shows no land use which would support the CLUED. Paragraphs 3.6 and 3.7 of the planning report sheds doubt on whether the land has accrued 10 years use. The Committee recommended that this CLUED application should be rejected with the recommendation that a formal application for the development submitted.

- iii. **Application MO/2021/1435 – Land adjacent to Glendower, Vicarage Lane, Capel.** This is an application for the erection of a two-storey detached dwelling. The Committee discussed the policies to be taken into consideration when discussing this application
  - Mole Valley Core Strategy – CS1, CS2 and CS14
  - Mole Valley Local Plan – ENV22, ENV23, ENV39 and RD2
  - Capel Neighbourhood Development Plan – ESDQ2, ESDQ3 and ESDQ4.

The Committee could not see that any significant attention had been given to the overall design of the dwelling or amenity provision for any occupiers. The Committee were reminded of the previous application which had been refused planning permission by Mole Valley District Council and could see no significant differences to justify a change in the Council's earlier recommendation. It was agreed that this application should be refused.

- iv. **Application MO/2021/1445 – Land adjacent to Lavender Cottage, Ockley Road, Beare Green.** This is an application for the erection of one bungalow with associated landscaping, parking and private amenity area, following the demolition of existing storage building and two out-buildings. The Committee discussed the policies that should be taken into consideration when considering this application:

- NPPF 2021 - Green Belt and other criteria
- Mole Valley Core Strategy - CS 1; CS 2; CS 14 and CS 15
- Mole Valley Local Plan - RUD 2; ENV 22 and ENV 23
- Capel Neighbourhood Development Plan - ESQ 2; 3 and 6

The Committee considered the impact of the NPPF 2021 and that the proposal is inappropriate and non-compliant, and no justification has been provided for the departure from National local policy.

- v. **Application MO/2021/1457 – Meadowland, Horsham Road, Beare Green.** This is an application for the construction of a two-bedroom bungalow. The Committee was reminded that a similar application MO/2020/2346 was refused planning permission in March 2021 having regard to vehicular impact and the development being contrary to several ENC policies. The Committee discussed the policies to be taken into consideration when discussing this application

- The NPPF 2021
- Mole Valley Core Strategy –CS14
- Mole Valley Local Plan – ENV22, ENV23 and ENV24
- Capel Neighbourhood Development Plan – CA HA 1-3; CA GA 1; CA ESDQ 3, 6-8; CA BGP 01 BG.

The site is in the rear garden of Meadowlands and is near several established dwellings. In relation to the proposed development the outlook would be detrimental to the amenity of the intended occupiers. The amenity space provided would be of poor quality with further impact from the parking arrangement associated with the dwelling. The proposal would not integrate with the character and appearance of the area. As such it conflicts with the Mole Valley and Capel Planning Policies of the area. Access for service vehicles would be onto FP 153 which would have an undesirable impact on pedestrians. One change is the relocation of the car parking now to the front of Meadowlands with access onto Old Horsham Road. Access from the proposed dwelling is via a convoluted pathway running adjacent to Meadowlands. The Committee recommended that this application should be refused.

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

The Chairman confirmed that there were no changes to the proposed timetable. The plan would be available to the public in 2 weeks, on 20 September. The October Planning Committee meeting will be dedicated to discussing the plan. Once the documents are available, the Clerk will download a full set for any councillor who requires a hard copy. A draft response will be put together ensuring plans for neighbouring parishes are taken into consideration.

#### 7, **GATWICK SECOND RUNWAY PROPOSAL:**

The Committee was reminded that the Parish Council had been approached by London Gatwick regarding staging a mobile display outlining future plans for the airport. Permission had been requested to hold the exhibition in the car park. The Council had responded that it was felt the exhibition would be better served if it was held at Beare Green Village Hall car park. Beare Green Village Hall committee would need to be approached for permission.

In the meantime, GACC continues to send information regarding on-going consultations. For the Council to be fully aware of proposed developments, the Clerk will put together a spread sheet with all important information. This will allow Councillors to be kept informed.

#### **Date of Next Meetings:**

Full Council Meeting: Monday 20 September 2021

Planning Committee: Monday 4 October 2021 – **MOLE VALLEY LOCAL PLAN DISCUSSION ONLY**

Finance Committee: Monday 8 November 2021