

**MINUTES OF THE PLANNING COMMITTEE MEETING
HELD ON MONDAY 7 MARCH 2022**

- 1 **IN ATTENDANCE:** Mr Garber (Chairman), Mr Ball, Mrs Schryver, Mrs Dale, Mr Ashwood and the Clerk.
- 2 **APOLOGIES FOR ABSENCE:** Mr McLachlan, Mrs Ryan, Mr Cox and Mr Salter
- 3 **DECLARATIONS OF INTEREST:** None.
- 4 **PUBLIC QUESTIONS:** None
- 5 **PLANNING APPLICATIONS**
- i. **Application MO/2021/1089 - Capel House, 47 The Street, Capel.** This is an application for the erection of a replacement shed. This dwelling has been the subject of two recent applications one of which related to a shed. The proposal is to replace an existing dilapidated shed. The site falls within the Capel Conservation Area. The proposed structure would be visually prominent from The Street and also properties in Mortimer Road. Consideration must be given to the size and scale of the proposed structure and the materials proposed. In this regard the external cladding given its Conservation Area location does not reflect the character of the dwelling, furthermore its size would not sympathetic. The Committee discussed that a more modest structure with a higher roof pitch would be more in keeping but would not be consistent with Capel NDP Policies ESDQ 3 and 4, ENV 22 and ENV 23 Respect for the Setting including the Conservation Area. The Committee discussed the application and recommended that this request should be refused.
- ii. **Planning Application MO/2022/0170 - Collickmoor Farm, Coldharbour (Westcott).** This is Prior Notification for the erection of an agricultural building of 30.50 metres x 15.2 metres. This application has been decided prior to the Committee meeting therefore no discussion took place.
- iii. **Planning Application MO/2021/2324 - Land to the Southeast of Stonehouse, Broomehall Road, Coldharbour.** This is an application for the erection of single storey dwelling following demolition of existing stable buildings. The proposed development is subject to specific Capel NDP Policy CA COPO1 which states that the highest levels of protection should be against any form of development. The proposal is also in conflict with NDP Policies ESDQ 2, 3 Design and 4 Building Style. The application is contrary to the Core Policies of the MV LP ENV 22 and RUD 8 as it is not a replacement dwelling. Although the building is outside the Conservation Area it would have an adverse impact being so close. The Committee was reminded that the supporting documentation provides no justification or need for the dwelling therefore the proposal fails to meet national and local policy requirements and objectives. It has been confirmed that objections have been submitted to the application. The Committee recommended that this application should be refused.
6. **MO/2021/1313 - Capel Post Office, 87 The Street, Capel.** This application for the conversion of part of the rear of the building to C3 dwellinghouse, including extension to existing roof to increase height and insertion of new dormer window was approved with conditions on 17 January 2022. The Committee was reminded of the conditions outlined in the Mole Valley Officers Report, which are personal to the proprietors of Carters and the Post Office. These conditions are listed below and must be referred to should challenges arise in the future. A full copy of the Officers Report will be kept with these minutes.
- 1) The residential use hereby permitted shall be carried on only by Maheswaran Ariyaratnam and Vimaladevi Maheswaran and by no other person or persons.
 - 2) When the development ceases to be occupied by the persons named or mentioned in Condition 5, the use hereby permitted shall cease and the floorspace shall revert to retail use.
 - 3) The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans by the Local Planning Authority for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear.

Thereafter the parking and turning areas shall be retained and maintained for their designated purposes.

- 4) The development hereby approved shall not be occupied unless and until the proposed available parking space is provided with a fast charge socket (current minimum requirements - 7 kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply) in accordance with a scheme to be submitted and approved in writing by the Local Planning Authority and thereafter retained and maintained to the satisfaction of the Local Planning Authority.
- 5) The development hereby approved shall not be first occupied unless and until the following facilities have been provided in accordance with the approved plans by the Local Planning Authority for: The secure parking of bicycles within the development site, and thereafter the said approved facilities shall be provided, retained and maintained to the satisfaction of the Local Planning Authority.

7. **MOLE VALLEY LOCAL PLAN – CURRENT POSITION:**

The Chairman advised the Committee of the current position regarding Mole Valley Local Plan. Currently a Programme Officer had been appointed but not an Inspector.¹ It was likely that the enquiry would take place in September 2022 and a decision could be made by the end of the year. It will be necessary that the PINS Inspector is satisfied that the plan is sound.

The Chairman confirmed that he has asked for a meeting with Jane Smith from Mole Valley and the Council will be advised once this has been confirmed.

Letters will be forwarded to all developers who have sites in the parish and neighbouring areas that have been approved. It would be beneficial to have information from them to understand the way forward.

Date of Next Meetings:

ANNUAL PARISH MEETING: Monday 14 March 2022

Full Council Meeting: Monday 21 March 2022

Planning Committee: Monday 4 April 2022

Finance Committee: Monday 3 May 2022

¹ Information received on 8 March 2022 from Louise St John Howe, Programme Officer

As you have made a representation concerning the pre-submission draft of the Mole Valley Local Plan, I am writing to advise you that the Secretary of State has appointed Inspectors Roisin Barratt (Hons) MSc MRTPI IHBC and Beverley Wilders BA (Hons) PgDurp MRTPI to carry out the independent examination of the Local Plan. They will determine whether it has been prepared in accordance with the relevant legal requirements and that it is 'sound' i.e. positively prepared, justified, effective and consistent with national policy.

I have been appointed as the independent Programme Officer to assist the Inspectors with all aspects of the examination, and my contact details are set out below. Prior to the hearing sessions of the examination, the Inspectors do not have direct contact with either the Council or Representors, and all communications with the Inspectors take place through the Programme Officer.

The Inspectors are currently appraising the Local Plan and evidence base together with the representations received at the pre submission stage. All the information on the examination is posted on the examination web pages of the Mole Valley District Council website and can be accessed via the link below. The best way to keep in touch with the progress of the examination is to click on the link below and then on the Latest News and Updates page which will be updated regularly.

<https://futuremolevalley.org>