

**MINUTES OF THE PLANNING COMMITTEE MEETING
HELD ON MONDAY 4 APRIL 2022**

1 **IN ATTENDANCE:** Mr Garber (Chairman), Mrs Schryver, Mrs Ryan, Mr Ashwood and the Clerk.

2 **APOLOGIES FOR ABSENCE:** Mr McLachlan, Mr Ball, Mrs Dale, Mr Cox and Mr Salter. County Councillor Helyn Clack.

3 **DECLARATIONS OF INTEREST:** None.

4 **PUBLIC QUESTIONS:** None

5 **PLANNING APPLICATIONS**

- i. **Application MO/2022/0387 - Broome Hall House, Broomehall Road, Coldharbour.** This is an application for the erection of timber garage and landscaping works including relocation of driveway. This dwelling is in the Green Belt and the Area of Outstanding Natural Beauty. Currently the approach to the house is via a drive to the side of open grassland. The proposed timber 2 bay detached garage and landscaping works will incorporate the realignment of the entrance drive and path in the middle of grassland which will impact upon the approach to the house and setting. The Committee considered MVLP and Capel NDP policies ENV4 – Landscape and Character and ENV22 – Ensuring any scheme will not detract from original character and agreed all policies should be regarded relevant to scheme. The Committee discussed the application and recommended the application should be refused as the intrinsic character of the house and site should be retained.
- ii. **Planning Application MO/2022/0421 - Stonehouse, Broomehall Road, Coldharbour.** This is an application for a Certificate of Lawfulness for the proposed development in respect of the erection of a single storey rear extension. The Committee agreed there is no justification for an application in an Area of Outstanding Natural Beauty and Coldharbour Conservation area and no reason has been given for extending an already substantial property. The Committee agreed the criteria for Certificate of Lawfulness has not been made and any application for an extension should be submitted for planning permission. The Committee discussed the application and recommended the application should be refused.
The Committee was reminded the planning application **MO/2021/2324** relating to this property for the erection of single storey dwelling following demolition of existing stable buildings had been submitted and is yet to be decided. The Planning Committee had already discussed this application and a recommendation for refusal had been forwarded to Mole Valley Planning Team.
- iii. **Planning Application MO/2022/0491SCC - Land at South Holmwood Brickworks, Newdigate.** This is an application for the construction and retention of a temporary two-storey showcase structure for a period of 24 months. The Committee recommended that this application should be approved.

The following applications were received after the agenda had been published. They were discussed by the Committee and decisions and recommendations will be made at the next Full Parish Council meeting.

- iv. **MO/2022/0401 – Taylors Farm, Rusper Road, Capel.** This is prior notification for the erection of an agricultural building of 66.66 metres x 15 meters for the storage of hay and machinery. Mole Valley have already noted that no planning application will need to be submitted and has therefore been determined.
- v. **MO/2022/0181 – 1 Broome Hall, Broomehall Road, Coldharbour.** This is an application for the erection of an artist studio outbuilding following the demolition of an existing barn. The Committee was reminded that an identical application MO/2013/1576 had been previously submitted, refused by Mole Valley and dismissed on appeal in 2014. The dismissal had regard to the Green Belt, AONB etc. The Chair reminded the Committee of the statement made by the Appeals Inspector in his decision notice:

The Framework states that inappropriate development in the Green Belt is by definition harmful and should not be approved except in very special circumstances. However, paragraph 89 of the Framework does advise that an exception to this is where the proposal relates to the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces.

The Committee will put this consideration before the Full Council at the April meeting, stating that this application is for an inappropriate development and the above statement from the Inspector should be taken into consideration when making a decision.

- vi. **MO/2022/0328 –10 Henfold Cottages, Henfold Lane, Beare Green.** This is an application for the conversion of outbuilding into a habitable office and the installation of a septic tank. The Committee will recommend to the Full Council that as this structure was already in place conversion to accommodate an office could be appropriate.

6. GRENE TREST, HORSHAM ROAD, BEARE GREEN. ENFORCEMENT ISSUES:

The Chair informed the Committee that he had heard from the Mole Valley Enforcement Officer that morning. The Enforcement Team had written to the owner/developer again on Friday advising him in strong terms that he needed to submit an application for changes and the retaining wall as soon as possible to avoid potential enforcement action. To date Mole Valley had not received a response.

7. MOLE VALLEY LOCAL PLAN – CURRENT POSITION:

The Chair advised he had received information from the Programme Officer. Any questions raised now must be through the Programme Officer and not Mole Valley. Mole Valley is waiting for an indication from the two appointed Inspections if the proposals for the plan are sound. The enquiry is expected to take place in September.

Meanwhile, the Parish Council has written individually to the agents of the sites within the parish included in the plan suggesting a meeting be arranged to ensure we all work together.

8. LOCAL GOVERNMENT BOUNDARY COMMISSION:

A response must be made by 6 June 2022. If the boundaries are changed there is concern how planning applications will be determined and how it could impact on the Capel NDP considerations.

Once the May elections have been determined, all elected District Councillors for the parish will be invited to attend the May Parish Council meeting and will be asked to give their views on the impact of the proposed new ward changes. That will enable the Parish Council to respond on time to the Local Government Boundary Commission.

Date of Next Meetings:

Full Council Meeting: **Tuesday** 19 April 2022

Planning Committee: **Tuesday** 3 May 2022

Finance Committee: **Monday** 16 May 2022