

**MINUTES OF THE PLANNING COMMITTEE MEETING
HELD ON MONDAY 12 SEPTEMBER 2022
AT CAPEL PARISH HALL**

- 1 **IN ATTENDANCE:** Mr Ball, Mr McLachlan, Mrs Schryver, Mr Salter, Mr Ashwood, Mr Cox, Mrs Ryan and the Clerk.
Mrs Michelle Watson.
- 2 **APOLOGIES FOR ABSENCE:** Mr Garber and Mrs Dale.
- 3 **DECLARATIONS OF INTEREST:** Mrs Watson (Item 6(x))

The Councillors, Officers and members of the public observed a minutes silence to mark the death of Her Majesty Queen Elizabeth II

- 4 **PUBLIC QUESTIONS:** None

- 5 **MOLE VALLEY LOCAL PLAN:**

Mr Ball addressed the Committee confirming that the Mole Valley Local Plan is still being examined. A response from the Parish Council regarding Hearing Statement for Matter 10 has been forwarded to the Examiner.

Mr Ball said there was still no official information available regarding the site at Beare Green.

- 6 **PLANNING APPLICATIONS:**

- i. **Application MO/2022/1337 - 1 Clockhouse Cottages, Horsham Road, Capel.** This is an application for the erection of single storey rear and side extension; two storey side and loft extension with 1 No. rear dormer. The Committee was reminded that a similar application for this property (MO/2020/0836) had recently been refused planning permission by Mole Valley. The Committee considered the current application and agreed that this property is located in the Countryside Beyond the Green Belt. It is an end of terrace property with the proposed side extension and new dormer having a significant adverse impact upon the character of the terrace. In policy terms the application with contrary to Policy CS14 – criteria 2 (poor quality design); ENV 22 criteria 1 (inappropriate); criteria 2 (significant harm); criteria 3 (character); ENV 23 – respect for setting; criteria 1 – scale, character and bulk; ENV 32 – House Extensions – does not meet criteria 1 – 3 and 5. RUD7 – criteria 1 disproportionate addition, criteria 2 – detriment from appearance and character and is contrary to Capel NDP policy ESDQ4. The Committee therefore recommended that this application should be refused.
- ii. **Application MO/2022/1372 - Riverdale Paddocks, Capel Road, Capel.** This is an application for a variation of condition 8 of approved planning application MO/2017/0803 for a part retrospective application of existing caravan site for the siting of 7 No. additional caravans; 2 No. additional utility buildings and associated hard standing, to allow changes to access and position of utility block. The Committee considered the removal of the condition would impact on road safety. Whilst the Committee was not against the change of access, the implication on road safety was paramount and therefore agreed the condition should not be allowed and recommended this application should be refused.
- iii. **Application MO/2022/1407 – Mulberry House, Henfold Lane, Beare Green.** This is an application for the erection of a single storey dwelling. The Committee reviewed the application and had no objection to the proposed dwelling. The Committee recommended the application should be approved.
- iv. **Application MO/2022/1373 – 112 The Street, Capel.** This is an application for erection of single storey side/rear extension following demolition of existing conservatory. The Committee agreed that this would improve the existing building and would have no adverse effect on neighbouring properties. The Committee recommended this application should be approved.

- v. **Application MO/2022/1461 – Grene Trest, Horsham Road, Beare Green.** This is an application for the removal of condition 7 of approved planning permission MO/2020/0913 for the erection of a replacement dwelling, to allow permitted development rights. The Committee was reminded of Condition 7 regarding Restrictions on extension of dwellings¹. The size and layout of the current development was discussed and the proximity to the neighbouring properties. It was considered that any extension would have an adverse effect on adjacent properties and the Committee recommended that this application should be refused.
- vi. **Application MO/2022/1462 - Aspro Nissi, Newdigate Road, Beare Green.** This is an application for the erection of a front extension, increase of ridge height and creation of accommodation at roof level. The Committee was reminded of a previous application for a similar extension which was refused by Mole Valley for the following reason *“the proposed development would result in disproportionate additions to the original building. Visually, the appearance of the existing property would be wholly altered as a result of the proposed works; significantly increasing its bulk and mass. Consequently, the proposal would constitute inappropriate development in the Green Belt and would cause harm to the openness of the Green Belt contrary to the advice set out in the NPPF”* The Committee considered these comments and agreed they were appropriate to the current application and therefore recommended this application should be refused.
- vii. **Application MO/2022/1455 - Donnetts Cradle, 89A, The Street, Capel.** This is an application for alteration of exterior finish, replacing brick slips with tile hanging and lime-based render, replacement wall coping and placing a gravel drainage gap around perimeter of part of the building. The Committee considered the application and agreed this would enhance the property. The Committee recommended this application should be approved.
- viii. **Application MO/2022/1459 - Briarbank, Vicarage Lane, Capel.** This is an application for the erection of a two-storey rear extension. The Committee considered the application and recommended this application should be approved.
- ix. **Application MO/2022/1464 – The Carriage House, Rusper Road, Capel.** This is an application for the erection of a detached dwelling. It was agreed that any decision on this application should be deferred until the next Full Parish Council meeting.
- x. **Application MO/2022/1502 – 16 Anstiebury Close, Beare Green.** This is an application for a ground floor front ground extension. The Committee reviewed the application and noted the neighbouring properties had carried out similar work. Mrs Watson addressed the Committee and confirmed that there were very few properties in the Close that had not had this extension. The Committee agreed this application should be approved.
- xi. **Application MO/2022/1504 – Crackerbarrel Farm, Horsham Road, Beare Green.** This is an application for the erection of a two-bedroom bungalow. Mr Ball addressed the Committee and confirmed that planning permission for a double garage had been approved on this site. The owner was now looking to build the bungalow instead of the garage in the same location. The bungalow would be only slightly bigger than the approved garage. As planning permission had already been granted, the Committee agreed that the application for the bungalow should be approved.

7 UPDATE ON APPEAL – LAND SOUTH OF COLES LANE, OCKLEY:

Mr Ball addressed the Committee and confirmed that Ockley Parish Council had been approached to assist with financing the legal representation at the upcoming appeal. To date Ockley Parish Council had not responded other than to ask why Capel had not attended the initial hearing, why this action was being taken and why the legal team proposed was being recommended. Mr Ball confirmed that the Legal team was fully conversant with the current and emerging Local Plan and the intention was to protect the interests of both Ockley and Capel.

Mr McLachlan questioned paying the fees, if the Parish Council had to pay for legal representation alone. Mr Ball and Mr Salter both suggested that the legal fees appertaining to the Local Plan were now lower than

¹ Notwithstanding the provisions of the Town and Country (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no extensions within Schedule 2, Part 1, Classes A, B, or C to any dwelling hereby permitted shall be erected. Reason To control any subsequent enlargements in the interests of the visual and residential amenities of the locality, in accordance with Mole Valley Local Plan policy ENV22 and policy CS14 of the Mole Valley Core Strategy and to restrict the enlargement of dwellings in this rural area in accordance with Mole Valley Local Plan policy RUD7.

originally estimated and therefore some of the original budget for the Local Plan could be used to cover these costs.

Date of Next Meetings:

Full Council Meeting: **Monday 26 September 2022**

Planning Committee: **Monday 26 September 2022 – immediately before the Full Council meeting**

Finance Committee: **Monday 14 November 2022**