

**MINUTES OF THE PLANNING COMMITTEE MEETING
HELD ON TUESDAY 4 JANUARY 2023
AT CAPEL PARISH HALL**

1 **IN ATTENDANCE:** Mr Garber, Mr McLachlan, Mrs Schryver, Mrs Dale, Mr Ashwood, Mrs Ryan and the Clerk.

2 **APOLOGIES FOR ABSENCE:** Mr Ball, Mr Salter and Mr Cox.

3 **DECLARATIONS OF INTEREST:** None

4 **PUBLIC QUESTIONS:** None

5 **MATTERS ARISING:**

The Parish Council had received a request from a resident in Bakers Way, Capel to reduce the height an oak tree growing at the rear of the property. The Council discussed this at the December 2022 meeting and considered the tree to be safe. However, a decision was taken to have the tree inspected by an independent qualified specialist to validate the Council's decision. The review had been undertaken and report received, which indicated that no work was considered necessary. A copy of the report will be forwarded to the resident, with a covering letter stipulating that the Parish Council will take no further action.¹

6 **PLANNING APPLICATIONS:**

- **MO/2022/1724 – Lucerne, Horsham Road, Capel.** This is an application for the Demolition of existing bungalow and garage and erection of 3 No. detached bungalows. Proposed development comprising 3 detached dwellings on land at present comprising an orchard. History of development proposals all refused because the land being designated as Countryside beyond the GB. This affords significant protection from development. The proposals illustrate overdevelopment with a constrained location impacting on amenity. Absent a design and access Statement to support a development strategy biodiversity and sustainability have not been demonstrated. In policy terms the proposals have no regard to National Policy ie the NPPF 2021. In Local terms they do not comply with the extant MV Plan 2000 or the Core Strategies ENV and RUD. Being beyond the Capel Settlement Boundary the development is non-compliant. The design and layout proposals are unacceptable in every dimension and it was agreed they should be rejected.
- **Application MO/2022/1986 - Mulberry House, 122 The Street, Capel.** This application for the Conversion of existing detached garage in to habitable space, ancillary to the main dwelling and to include conversion of first floor into office with storage accessed by rear external staircase was deferred and will be discussed at the January Full Parish Council meeting.
- **Application MO/2022/2043 - 30 Bakers Way, Capel.** This application for the erection of a single storey rear/side extension was deferred and will be discussed at the January Full Parish Council meeting.
- **Application MO/2022/2063 - West Wing, Pleystowe House, Rusper Road, Capel.** This application for Erection of single storey side extension was deferred and will be discussed at the January Full Parish Council meeting.

7. **MOLE VALLEY LOCAL PLAN – MOLE VALLEY'S AND INSPECTORS UPDATES**

Mole Valley District Council has paused the progress of the Local Plan in anticipation of an announcement by the government before Christmas concerning the wider national planning policy situation. The government has subsequently announced it is running a public consultation and inviting comments on its proposed approach to updating the **National Planning Policy Framework**. The consultation closes on 2 March 2023.

The Councillors were reminded that the NPPF 2022/23 should have been out in December 2022 but had been deferred until sometime in January 2023.

The Committee discussed the pause in progress of the Local Plan and agreed that a letter should be forwarded to Mole Valley outlining Capel Parish Council's reservations regarding the delays in the planning process. Councillors suggested the impact had already resulted in the approval on appeal for up to 60 dwellings in the countryside as Mole Valley had only been able to demonstrate 2.9 years housing supply.

¹ Report- 44476 from Treeline

Further delays in the adoption of the new Local Plan will not only worsen the current position but will impact on delivery of housing in the residual Plan period.²

Levelling up Planning. Proposals being promoted are going through government at the present time. Key issues relate to housing provision and the protection of Green Belt land.

8. APPEAL - LAND SOUTH OF COLES LANE, OCKLEY.

The appeal for this application was allowed and planning permission granted. The Parish Council asked Legal Counsel to consider the verdict and it was found there were no grounds for a judicial review.

The Parish Council will forward a letter to the Case Officer regarding the appeal approval as there are significant and complex conditions to be cleared by Inland Homes. Capel Parish Council will ask Mole Valley District Council and the developers to consult Capel fully in the process.³

9. MOLE VALLEY LOCAL PLAN

The strategy for each site development to be adopted by Capel Parish Council was explained with recommendations:

Site known as Hurst, Vicarage Lane

The Local Plan Inspector has given a clear indication that the level of development proposed ie 18 dwellings is unacceptable. That is consistent with the views of the Parish Council. Being located within the core of the Capel Conservation Area a design of significant quality is required. The Vicarage Lane frontage presents key limitations not least with its width and parking limitations given the sites relationship to Carters Garage, whose users create vehicular problems.

The new development has to respond accordingly.

Criteria for development:

A frontage footpath to be provided with railings beyond to prevent cars parking associated with the development.

Dwellings to front onto Vicarage Lane without direct access .

A footpath serving the dwelling behind the railings.

A road serving the houses fronting onto the Lane to the rear serving dwellings to the south.

A strong landscape buffer to the Green Belt boundary to be managed and maintained by a management company.

Housing materials including fenestration roof form and tiles to reflect the village character.

Car parking relating to dwellings must be structured within the development .

An assertive hard and soft landscape

Maximum number of dwellings to be 12/14 with 40% affordable.⁴

Capel House Farm

The site is well contained on three of its frontages the land to the east being vulnerable without containment opening out into the Green Belt. The Parish Council should ensure development is well contained by a natural hedgerow which will become established and mature through sound management.

The initial proposal was for seven dwellings but upon assessment having regard to features an increase to 12 is acceptable. The most recent proposal by the landowner is 18.

A well-structured mix of 3 and 4 bed dwelling in a semi-rural form could be evolved as part of a landscape design driven by an overarching master plan.

Traditional features ie materials, roof pitches, type of tile and fenestration will ensure an assertive identity is achieved. The north/south transition through the village will create character emerging from the Capel Conservation Area.

Policies contained within the Capel Neighbourhood Development Plan should apply.

Redlands, The Street, Capel

No further criteria discussed.

² Letter forwarded to District Councillor Margaret Cooksey on 5 January 2023.

³ Mole Valley responded saying that the applicant will need to submit the reserved matters – appearance, landscaping, layout, and scale – within three years of the date of the outline permission. The District Council will notify on the application for the reserved matters and the details will be set out on the Running List circulated to Parish Councils. Regarding submission of condition details, information will be available on the website.

⁴ Letter will be forwarded to developers outlining the criteria.

Dates of Next Meetings:

Finance Committee: **Monday 09 January 2023**

Full Council Meeting: **Monday 16 January 2023**

Planning Committee: **Monday 06 February 2023**

13 March 2023 – ANNUAL PARISH MEETING