

**MINUTES OF THE PLANNING COMMITTEE MEETING  
HELD ON MONDAY 6 FEBRUARY 2023  
AT CAPEL PARISH HALL**

1     **IN ATTENDANCE:** Mr Garber, Mr Ball, Mr McLachlan, Mrs Schryver, Mrs Dale, Mr Ashwood, Mr Cox and the Clerk.  
Mr Christopher Ransome and Mr Simon Cryer.

2     **APOLOGIES FOR ABSENCE:** Mr Salter and Mrs Ryan.

3     **DECLARATIONS OF INTEREST:** None

4     **PUBLIC QUESTIONS:** None

5     **MATTERS ARISING:** None

6     **PLANNING APPLICATIONS:**

- **MO/2023/0021 – East Dene, Vicarage Lane, Capel.** This is an application for the Certificate of Lawfulness in respect of a proposed development for the installation of solar panels. The Councillors considered the installation on the roofscape of the dwelling and the impact they would have. As the panels will be black it was considered they would blend in and therefore not obtrusive. The Councillors support the installation of solar panels and recommend this application should be approved.
- **MO/2022/2158 – Leith Hill Service Station, Horsham Road, Beare Green.** This application for the erection of a single storey extension to the existing sales building, erection of a close boarded timber bin store with 2.5m high double framed gates following demolition of existing. An amended application MO/2022/0879 for the installation of electric vehicle charges has also been submitted. As both proposals will increase traffic activity, proposals from Surrey County Council Highways regarding the A.24 speed reductions and/or lane changes at the Beare Green roundabout should be considered before any decision is made. The Parish Council agreed to defer any decision until the February Full Parish Council meeting. Mole Valley District Council and Surrey County Council Highways will be advised of the decision.
- **MO/2023/0089 – Site at Riverdale Farm, Rusper Road, Capel.** This application for the variation of condition 5 of approved planning permission MO/2020/249 for the material change of use of land for three pitches with associated operational development, new access, hard standing, utility blocks, packing treatment plant and fencing, to allow the utility blocks to be amalgamated into one block. The Councillors consider the utility blocks provide essential facilities for each home and should be retained. The Council therefore recommends this application should be refused.

7.     **APPEAL MO/2021/2324 - Land to the South-East of Stonehouse, Broomehall Road, Coldharbour.**  
An appeal was lodged with The Planning Inspectorate on 18 November 2022.

8.     **MOLE VALLEY LOCAL PLAN – INSPECTOR’S UPDATE**

Councillors were advised that the Planning Inspector had not responded to the major modifications put forward by Mole Valley to remove Green Belt sites from the plan.

9.     **DRAFT NPPF**

The revised NPPF is a draft for consultation. The Chairman referred to relevant paragraph references for guidance with outline text on key points. The consultation is open until the end of March 2023, and it was confirmed that the Parish Council would respond.

10.    **MOLE VALLEY LOCAL PLAN - PROPOSED SITES**

- **HURST, VICARAGE LANE, CAPEL**

The Chairman informed the Councillors that a meeting had taken place with the developers and the original plan has been revised. There should now be a maximum of 15 dwelling. A pair of maisonettes should be included as part of affordability and disability provision. The design should safeguard the Green Belt. Provision should be made for a play area within the site. No parking along the frontage of the site will be encouraged.

Mr Cryer advised the Council that the plans were being revised and it is hoped to submit the application by the end of February 2023.

- **BREAKSPEAR FARM, OLD HORSHAM ROAD, BEARE GREEN**

The developers had met with the Chairman and Vice-chair to discuss the proposal for the site. The site will now allow for 44 dwellings including 40% affordable. The developers confirmed they are in discussion with a housing association. The site will provide sustainable parking for commuters, a nature reserve and play provision. An application for the whole site will be submitted. The Councillors discussed the management of commuter parking and nature reserve.

- **CAPEL HOUSE FARM, THE STREET, CAPEL**

A developer is still to be appointed.

**Dates of Next Meetings:**

Full Council Meeting: **Monday 20 February 2023**

Planning Committee: **Monday 06 March 2023 (Cancelled)**

Finance Committee: **Monday 09 May 2023**

**13 March 2023 – ANNUAL PARISH MEETING**