

**MINUTES OF THE PLANNING COMMITTEE MEETING
HELD ON MONDAY 4 DECEMBER 2023
AT CAPEL PARISH HALL**

- 1 **IN ATTENDANCE:** Mr Ball, Mr Salter, Mr Cox, Mr Ashwood, Mrs Taylor and the Clerk.
Miss Harriet Ford and partner and District Councillor Alcia Loach.
- 2 **APOLOGIES FOR ABSENCE:** Mrs Dale, Mr McLachlan and, Mrs Schryver and Mrs Watson.
- 3 **DECLARATIONS OF INTEREST:** Miss Harriet Ford - Agenda item (5(ii)). Mr Ben Ashwood - Agenda
item (5(iii))
- 4 **PUBLIC QUESTIONS:** None
- 5 **MATTERS ARISING:** None
- 6 **PLANNING APPLICATIONS:**
- **Application MO/2023/1595 - 1 Smallburgh, Ockley Road, Beare Green.** This is an application for the erection of single storey entrance porch, conversion of existing attic with 2 No. dormers to side elevation, together with alterations to fenestration to side and rear elevations. The Committee considered the proposed elevations and agreed they would be in keeping with the property. The Councillors therefore recommended this application should be approved.
 - **Application MO/2023/1618 – Swires Farm, Henfold Lane, Beare Green.** This is an application for the erection of a rural worker's mobile home. Miss Ford addressed the Councillors advising that the farm had both cattle and horses on site. The proposed accommodation was for her use, as a presence was needed on site to improve security as theft was a serious problem. Her immediate availability to be present when horses were ready to foal was crucial. The Councillors considered the accommodation suitable for the proposed purpose and that access to the property would be via an existing track. The Councillors therefore recommended this application should be approved.
 - **Application MO/2023/1720 – 101 The Street, Capel.** This is an application to increase to ridge height of rear element with insertion of rooflights and rear dormer window and internal alterations. The Councillors were advised that these alterations were an amendment to existing planning permission and would not cause any adverse effect to neighbouring properties. The Councillors therefore recommended this application should be approved.
 - **Application MO/2023/1668 – Misbrooks Green Farm, Misbrooks Green Road, Capel.** This is an application for permission in principle in respect of the erection of 2 No. dwellings. The Committee was reminded that this property is in the Green Belt and therefore there must be exceptional circumstances for the development. This has not been demonstrated. The Councillors therefore recommended this application should be refused.
 - **Application MO/2023/1644 - The Barn, Trout Grange, Henhurst Cross Lane, Coldharbour.** This is an application for alterations to access driveway. The Committee viewed the comments from Highways who had no objections. The Councillors therefore recommended this application should be approved.
 - **Application MO/2023/1734 - Lodgefield, Newdigate Road, Beare Green.** This is an application for a Certificate of Lawfulness for the existing development in respect of the attached garage being retained for a period of more than 10 years. The Committee viewed the existing development and considered it to be appropriate. The Councillors therefore recommended this application should be approved.
 - **Application MO/2023/1750 - 1 Starmount Cottages, Old Horsham Road, Beare Green.** This is an application for the erection of a single storey side/rear extension and erection of a porch extension with a pitched roof and new door. Although no justification had been given for the extension the proposed work was considered in keeping with the property. No objections had been lodged from neighbouring properties. The Councillors therefore recommended this application should be approved.

7. UPDATE – BREAKSPEAR FARM, OLD HORSHAM ROAD, BEARE GREEN.

The Committee was reminded that application MO/2023/0988 for the development of 46 No. dwellings with associated public open space, additional car parking serving Holmwood Station, and highways improvements on land north of Breakspear Farm, Horsham Road, Beare Green was refused by Mole Valley District Council in October 2023. The developers have now requested a virtual meeting with the Parish Council to discuss the way forward and to be advised if the Parish Council will support an appeal. Mr Ball will attend the meeting scheduled for Tuesday 5 December 2023 and report back to all Councillors.

Dates of Next Meetings:

Planning Committee meeting: Tuesday 2 January 2024

Finance Committee meeting: Tuesday 2 January 2024

Full Parish Council meeting: Monday 15 January 2024

All meetings will be held in the Parish Hall and begin at 7:30pm.