

**MINUTES OF THE PLANNING COMMITTEE MEETING
HELD ON MONDAY 6 JANUARY 2025
AT CAPEL PARISH HALL**

- 1 **IN ATTENDANCE:** Mr Ball, Mr McLachlan, Mrs Schryver, Mr Salter, Mr Cox, Mrs Watson, Mr Palmer, Mrs Dale and the Clerk.
4 Members of the public (Item 5(i))

All attendees were reminded of the Meeting Etiquette printed at the top of the agenda.

- 2 **APOLOGIES FOR ABSENCE:** Mrs Taylor and Mr Ransome

- 3 **DECLARATIONS OF INTEREST:** None

- 4 **PUBLIC QUESTIONS:**

Mr Ball asked the public if they would like to take this opportunity to address the Council now, or comment when Item 5(i) is discussed. All agreed to wait until the application is discussed.

5. **PLANNING APPLICATIONS:**

- **Application No: MO/2024/2055 – Hill House Farm, Misbrooks Road, Capel.** This is an application for the retrospective siting of an agricultural workers mobile home. The Councillors listened to the concerns of the 4 attendees who were attending the meeting to object to this application. The attendees mentioned that there were inaccuracies regarding the boundary of the property. There also appeared to be issues regarding the use of the land now that the meat processing business had ceased. There were concerns that a full-time worker did not appear to be necessary and therefore a mobile home was regarded as unnecessary.
Mr Ball informed the attendees that although there were concerns were noted, the Councillors could only make a decision based on the information published by Mole Valley and its alignment with the current NPPF, Mole Valley and Capel NDP policies. Mr Ball advised the attendees to forward their concerns to Mole Valley Planning Department so that these matters could be presented to the Case Officer.
The Parish Councillors discussed the application. The property is in the Green Belt, and no exceptional circumstances have been listed for siting of the mobile home. The application has failed to attach the appendices listed and there are concerns regarding the disposal of sewage. The Councillors therefore recommended that this application should be refused.
- **Application No: MO/2024/2000 – Hill View, Abinger Road, Coldharbour.** This is an application for the Retention of a cabin/outbuilding in the rear garden. The Committee reviewed the application and plans and offered no objection. It was recommended the application should be approved.
- **Application MO/2024/1894 – Burns Gill, Vicarage Lane, Capel.** This application for a Certificate of Lawfulness for a proposed development in respect of the erection of 1 No. rear dormer and insertion of 2 No. rooflights on front roof slope. The Committee reviewed the application and plans and offered no objection. It was recommended the application should be approved.
- **Application MO/2024/1917 - Existing Gypsy and Traveller site locate, Riverdale Paddocks, Rusper Road, Capel.** This is an application for the siting of additional static caravans (12 additional making a total of 20) at an existing Gypsy and Traveller caravan site to provide human habitation to family members, including day room. The Councillors reviewed the application. This site is in land beyond the Green Belt and offers no exceptional circumstances for the additional caravans. The additional accommodation would not be sustainable due to the lack of public transport and not being near the village centre. Capel NDP policies apply to this application:
C-ESDQ 11 – New dwellings: code for sustainable housing. Proposal for new developments will be expected to meet the requirements in relation to the Code for Sustainable Homes.
CESDQ 13 – Development must relate well to its site and its surroundings.
Development proposals must respond to the specific character of the site and its local surroundings, maintaining or enhancing its strengths and seeking to address its weaknesses.

CESDQ 15 – New development must contribute to local character by creating a sense of place appropriate to the location. It is important that the new residential areas are designed to create a sense of place by ensuring that the character varies within the development.

The Parish Council therefore recommends that this application should be refused.

- **Application MO/2024/2058 – The Old Piggeries, Crackerbarrel Farm, Horsham Road, Beare Green.** This is an application for the erection of side extension and garage outbuilding. The Councillors reviewed the application and noted that a Design and Access statement had not been submitted. The site is within the Green Belt. Policies in line with the Green Belt, Landscape and Environmental issues outlined within the Mole Valley Local Plan and Capel Neighbourhood Development Plan must be matched when determining this application. The Parish Council recommends that planning permission be refused.
- **Application MO/2024/2090 - North Barn, Crackerbarrel Farm, Horsham Road, Beare Green.** This is an application for the erection of single storey infill extension. The Councillors reviewed the application and noted that a Design and Access statement had not been submitted. The site is within the Green belt and the application offers no extenuating circumstances for the extension. Policies in line with the Green Belt, Landscape and Environmental issues outlined within the Mole Valley Local Plan and Capel Neighbourhood Development Plan must be matched when determining this application. The Parish Council recommends that planning permission be refused.
- **Application MO/2024/2131 - Old Police House, Abinger Road, Coldharbour.** This is an application for a Certificate of lawfulness for an existing use in respect of the use of the land as residential curtilage for a period in excess of 10 years. The Parish Council offered no objection.

6. CAPEL NEIGHBOURHOOD DEVELOPMENT PLAN:

Mr Ball advised that the current plan needs to be updated to bring it in line with the new Mole Valley Local Plan and NPPF. This will not be the mammoth project it was in 2016 as only minor changes need to be made. There will not be any need to have a new NDP printed as an updated version would be made available on the Parish website. There will not be any need for changes to be approved by public consultation. A Sub-Committee needs to be formed to oversee the updates and Mr Ball, Mr McLachlan and Mrs Watson volunteered to work together. Councillors were reminded that the Housing Needs Survey had already been undertaken. It was agreed that the NDP would be included as an item for the January Full Parish Council meeting when all Councillors would be advised of the areas in need of attention.

7. ILLEGAL PARKING BEARE GREEN:

It has been necessary to issue a formal complaint regarding abandoned cars parked in the car park at Beare Green recreation ground and outside Beare Green cottages. The owner of the vehicles had been contacted and an amicable agreement reached with all vehicles being removed from the area within 14 days from the date the complaint was served.

Dates of Next Meetings:

Full Parish Council Meeting – Monday 20 January 2025

Planning Committee meeting – Monday 03 February 2025

Finance Committee meeting: Monday 06 May 2025