

**MINUTES OF THE PLANNING COMMITTEE MEETING  
HELD ON MONDAY 03 FEBRUARY 2025  
IN CAPEL PARISH HALL**

1 **IN ATTENDANCE:** Mrs Dale, Mr McLachlan, Mrs Schryver, Mr Ransome and the Clerk.

Mr Paul Garber.

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

2 **APOLOGIES FOR ABSENCE:** Mr Ball, Mr Salter, Mr Cox, Mrs Watson, Mr Palmer and Mrs Taylor.

3 **DECLARATIONS OF INTEREST:** None.

4 **PUBLIC QUESTIONS:** None.

5 **UPDATE ON MOLE VALLEY LOCAL PLAN, the National Planning Policy Framework and the CAPEL NEIGHBOURHOOD DEVELOPMENT PLAN:**

Mr Garber, as Special Advisor to the Parish Council on matters relating to Mole Valley Local Plan and all planning matters, addressed the meeting, stating that as information in all three documents was vast, he would only be speaking about the new Mole Valley Local Plan and the supplementary documents that were currently out for consultation. The three draft Supplementary Planning Documents are Draft Affordable Housing SPD, Draft Planning Obligations SPD and the Draft Design Guidance for House Extensions SPD. These draft SPDs can be viewed online at:

<https://www.molevalley.gov.uk/planning-building/consultations/>

The consultation period runs from Monday 13 January to Friday 28 February 2025.

Mr Garber had hard copies of all documents and emphasized the sections that would be applicable to Capel parish.

Mr McLachlan asked if Parish Councillors would now be considered Planners when reviewing applications. It was agreed that Mulberry LAS would be asked to provide training to incorporate this information, and Surrey ALC will be asked to provide a definition of a Parish Councillor in a planning perspective in the light of the new Mole Valley documents and NPPF.

6. **PLANNING APPLICATIONS:**

- **Application No: MO/2024/0886 – Rowemount Cottage, Abinger Road, Coldharbour.** This is an application for the non-material amendment to allow changes to the roof to cover the replacement stable. The Councillors reviewed the application and recommended this application should be approved.<sup>1</sup>
- **Application No: MO/2024/2194 – Hoyle Farm Cottage, Hoyle, Horsham Road, Beare Green.** This is an application for the Erection of two storey rear extension, rear bay and front entrance porch following removal of existing front WC wing and rear bay. Removal of chimney stack, Insertion of windows and roof glazing. Internal alterations. The Committee reviewed the application and plans and offered no objection. It was recommended the application should be approved.
- **Application MO/2024/2200 – Land associated with 5 Broome Hall, Broomehall Road, Coldharbour.** This application is for a Certificate of Lawfulness Certificate of Lawfulness for an existing use in respect of (1) Use of land within the red edged Application Site as a residential garden associated with the residential use of 5 Broome Hall and (2) Use of the Wooden Garage and Stables as a residential garage and storage incidental to the residential use of 5 Broome Hall for a period exceeding 10 years. The Committee reviewed the application and plans and offered no objection. It was recommended the application should be approved.
- **Application MO/2024/2224 – The Flat, Tilling Springs, Broadmoor, Abinger.** This is an application for the conversion of existing ground floor garages into habitable accommodation. The

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<sup>1</sup> 04/02/2025. Mole Valley District Council have refused this application.

Committee reviewed the application and plans and offered no objection. It was recommended the application should be approved.

**7. ENFORCEMENT:**

- **MO/2024/1940 - Wattlehurst Farm, Cart Shed Building, Horsham Road, Capel.**

The Councillors were advised that Mole Valley had notified the Parish Council that there was an enforcement is being investigated at this property but whilst there is planning application under consideration, enforcement action is on hold.

**8. PURCHASE OF GRIT SALT – for information:**

Councillors were advised that an order for grit salt had been placed. The grit is used jointly by the Parish Council and Charlotte Broadwood flats. Once the invoice is received it will be split between the two parties for payment.

**Dates of Next Meetings:**

**Full Parish Council: Monday 17 February 2025**

**Planning Committee: Monday 03 March 2025**

**ANNUAL PARISH MEETING: Monday 10 March 2025**

**Finance Committee: Tuesday 06 May 2025**

**All meetings commence at 19:30**