

**MINUTES OF THE PLANNING COMMITTEE MEETING
HELD ON MONDAY 31 MARCH 2025
IN CAPEL PARISH HALL**

- 1 **IN ATTENDANCE:** Mr Ball, Mr McLachlan, Mrs Schryver, Mrs Dale, Mr Salter, Mr Palmer, Mrs Watson, Mrs Taylor and the Clerk.

Paul Garber, Capel Parish Council's Special Advisor on planning matters.
Parish Councillor for Ockley Jason Wright and 7 members of the public.

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

- 2 **APOLOGIES FOR ABSENCE:** Mr Ransome

- 3 **DECLARATIONS OF INTEREST:** None.

- 4 **PUBLIC QUESTIONS:** None.

5 **PLANNING APPLICATION MO/2024/1323 – LAND SOUTH OF COLES LANE, OCKLEY:**

Mr Garber addressed the meeting advising that Bewley Homes had acquired this land with the benefit of planning permission but with all Conditions still imposed. Bewley Homes had circulated a leaflet which was a pre-application consultation. Mr Garber advised that the housing mix on the development reflects a mix of affordable and market homes and should meet the requirements of the Mole Valley Local Plan. The mix should be distributed throughout the site. Along the frontage to Coles Lane there will be a landscape buffer between the boundary of the site and the carriageway which will help to maintain the rural ambience of Coles Lane. The relationship of the site with the immediately adjoining owners is important and it was suggested that plots 9 to 12 be relocated which will remove the impact of the development near adjoining residents. Consideration should be given to vehicle parking for people with disabilities and for providing ample parking for more than 50 dwellings. There should also be play space for children and young people. The Committee was reminded that the parking areas associated with the station are used to a maximum and there are concerns that the development could be used for car parking by commuters and measures should be taken to stop this practice. Because of the rural location lighting generated from the development will change the character of the environment and measures should be taken to minimise the impact from street lighting.

Mr Wright, representing Ockley Parish Council agreed with the concerns raised and mentioned that the consultation flyer had not been delivered to all homes in close proximity to the development.

It was agreed that Mr Garber should draft a letter to Bewley Homes, outlining the concerns of both Parish Councils suggesting a joint meeting to discuss matters further.

It was agreed that the Clerk would contact Bewley Homes advising them of the joint discussion between the two Parish Councils and that a response would be forwarded when it was agreed, which might not meet the deadline of 4 April 2025.

6. **REVIEW OF UPDATES ON CAPEL NEIGHBOURHOOD DEVELOPMENT PLAN:**

Mr Garber informed the Council that work was being carried out to update the NDP. Much of the current plan stays with dates and maps changed. Policy numbers now matching those in the Mole Valley Local Plan. Population figures will be changed as there is a 1% drop in population in the area. Once updates are made the document will be forwarded to Mole Valley District Council for their consideration. Councillors asked that revisions should be available for review. It was agreed that copies of the current and updated versions of the document will be circulated to all Councillors for consideration.

7. **PLANNING APPLICATIONS:**

MO/2025/0224 - Diyatalawa, Springwell Road, Beare Green. This application for the demolition of a garage and erect a single-storey side and rear extension was discussed at the Planning Committee meeting on the 03 March 2025 and an objection submitted to Mole Valley. The owner of the neighbouring property addressed the meeting, mentioning that the wall of the garage was a party wall, and his property would be

severely affected if the garage was demolished. Mr Ball suggested that he contact Mole Valley immediately to make them aware of the concerns and the implications.

MO/2024/1839 – Land rear of Skinners Cottage, Moorhurst Lane, Beare Green. This is an application for the demolition of existing commercial landscape contractor's storage, workshop and office building and erection of 3 No. dwellings. The Councillors discussed the application and were reminded that a similar application had been registered previously. This application removes business opportunities and proposes housing that was not included in the Mole Valley Local Plan. The Councillors recommended this application should be refused.

MO/2024/2214 - Site at The Knoll, Horsham Road, Beare Green. This is an application for the retention of a self-contained dwelling. The Councillors were unable to make a decision due to the lack of information. The Clerk will contact the Case Officer requesting more details.

MO/2025/0318 – 1 Broome Hall, Broomehall Road, Coldharbour. This is an application for the variation of Condition 2 of approved planning application MO/2022/0181 for the erection of an artist studio outbuilding following demolition of existing barn to allow various amendments to fenestration and shutters; installation of awning, ventilation covers, foul water treatment plant, oil tank; external flue and 6 No. external downward lights. Internal alterations to layout and provision of porous pathway all as detailed in the submitted Planning Statement. The Councillors were provided with further information by Councillor McLachlan and agreed the application should be approved.

MO/2025/0369 - The South Barn, Crackerbarrel Farm, Horsham Road, Beare Green. This is an application for the erection of a stable block. The Councillors reviewed the plans and agreed the application should be approved.

8. RURAL EXCEPTION HOUSING SITE, CAPEL:

Mr Garber addressed the Council, advising that the Rural Housing Site in Vicarage Lane, Capel does not match any of the requirements set out in the Capel NDP. The site does not meet policy plans or criteria and therefore should be rejected.

The Clerk will inform Surrey Community Action of the Parish Council's thoughts.

*Since the meeting, SCA has contacted the Parish Council advising –

Mole Valley supports the policy of Rural Exception Sites and that it is still possible to bring a Rural Exception Site forward even if not mentioned in a Neighbourhood Plan, as it is an exception site. What makes Rural Exception sites a great option for a Parish is the possibility to maintain all the homes in perpetuity for local residents with a Capel Parish connection. More information on this is available.

Dates of Next Meetings:

Full Parish Council: Monday 28 April 2025

Planning Committee: Tuesday 06 May 2025

Finance Committee: Tuesday 06 May 2025