

**MINUTES OF THE PLANNING COMMITTEE MEETING  
HELD ON TUESDAY 06 MAY 2025  
AT CAPEL PARISH HALL**

- 1     **IN ATTENDANCE:** Mr Ball, Mr McLachlan, Mrs Schryver, Mr Salter, Mr Palmer, Mr Cox, Mrs Taylor and the Clerk.  
Mr Gary Joyce. (Item (7i))

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

- 2     **APOLOGIES FOR ABSENCE:** Mr Ransome, Mrs Watson and Mrs Dale.

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

- 4     **PUBLIC QUESTIONS:** None.

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

Mr Ball addressed the meeting, advising that he had recently attended a meeting with Emily Woods, Land and Planning Manager for Bewley Homes, Mr Ian Gillespie, Director of Igloo Planning, Mr Jason Wright from Ockley Parish Council, Paul Garber Special Planning Advisor for Capel Parish Council. He stressed this was an amicable meeting and that all parties would engage to working together. Mr Ball stressed that serious traffic concerns were mentioned and acknowledged. The application to remove Condition 8 regarding the footway around the junction of Coles Lane and Station Approach, which was refused by Mole Valley District Council is of major concern. A footpath from the site to the A24 has been proposed but there is no obligation to extend the footway further into Ockley village, as Ockley Parish Council had hoped. However, both Bewley Homes and the agent wished to work with the Parish Councils to minimise dangers. At this stage, only outline planning permission has been granted, and all parties are willing to work together prior to the detailed planning application being submitted.

Councillors still have concerns regarding safety along Coles Lane and crossing the A24. It is suggested that the developer and agent both be invited to speak at the June Parish Council meeting.

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

Mr Ball informed the Committee that there had been no change since the last meeting. Unfortunately, a draft of the amendments was not available to circulate at this time. It was stressed that the changes to the document were minor with most changes being to policy references.

Mr McLachlan stressed the need for Councillors to have training around new planning regulations, particularly as at the last meeting “Grey Belt” areas were mentioned and Councillors were unaware of the introduction of this area.

7.    **PLANNING APPLICATIONS:**

- **MO/2025/0356 - Fourays, Horsham Road, Beare Green.** This is an application for the demolition of the existing attached garage, metal store and log store and the erection of a detached 1 No. dwelling. This application had been discussed at the Full Parish Council meeting, on 28 April 2025. Councillors had voted on this application and by majority it was agreed this application should be recommended for refusal. Mr Joyce addressed the Councillors, stating that he had submitted an objection to Mole Valley District Council before the end of the consultation period.
- **MO/2025/0459 - Airlie, Horsham Road, Beare Green.** Councillors were made aware that this application for prior notification for the erection of a single storey rear extension of 8 metres deep and 4 metres high with a height to the eaves of 4 metres had already been decided and prior approval by Mole Valley had been refused.
- **MO/2025/0505 - Airlie, Horsham Road, Beare Green.** This is prior notification for the construction of an additional storey on the dwelling not exceeding a height of 8.00 metres. The Councillors reviewed the plans and agreed the application should be approved.
- **MO/2025/0429 - Old Police House, Abinger Road, Coldharbour.** This is an application for a Certificate of Lawfulness for a proposed development in respect of creation of access and installation of hardsurfacing.

Mr McLachlan stated that now the traffic speed limit in Coldharbour has been reduced and safety issues considered, property owners in Coldharbour were more comfortable with vehicle accesses and parking . Although the consultation period had ended, the Councillors would have recommended acceptance.

- **MO/2025/0122 – The Carriage House, Rusper Road, Capel.** This is an application for a Certificate of Lawfulness to regularise an existing annex. The Councillors were made aware of various developments on the site, and the objection submitted by Lyne House Residents Committee. The Councillors agreed that this application should be refused and a recommendation and proposed concerns should be forwarded to Mole Valley Enforcement Team.
- **MO/2025/0360 - The Old Cart House, Old Wattlehurst Farm, Horsham Road, Capel.** This is an application for the Erection of an outbuilding for use as a home office. The Councillors reviewed the plans and drawing of the proposed office and agreed the application should be approved.
- **MO/2025/0615- Oakmead, Horsham Road, Beare Green.** This is prior notification for the erection of a single storey rear extension of 8 metres deep and 3.25 metres high with a height to the eaves of 2.85 metres. All Councillors agreed that the extension, being in the existing footprint would enhance this property and agreed the application should be approved. Mr Ball commented that he had knowledge of the property and agreed the extension would benefit the occupants of Oakmead.

**Dates of Next Meetings:**

**Annual Council Meeting – Monday 19 May 2025**

**Planning Committee Meeting – Monday 02 June 2025**

**Finance Committee Meeting: Monday 01 September 2025**