

**MINUTES OF THE PLANNING COMMITTEE MEETING
HELD ON MONDAY 02 JUNE 2025
AT CAPEL PARISH HALL**

1 **IN ATTENDANCE:** Mr Ball, Mrs Schryver, Mr Salter, Mr Palmer, Mr Cox, Mr Ransome and the Clerk.

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

2 **APOLOGIES FOR ABSENCE:** Mr McLachlan, Mrs Watson and Mrs Taylor.

3 **DECLARATIONS OF INTEREST:** None.

4 **PUBLIC QUESTIONS:** None.

5 **UPDATES ON CAPEL NEIGHBOURHOOD DEVELOPMENT PLAN:**

Mr Ball informed the Committee that the draft for updates to the Capel NDP have been completed and a copy was circulated at the meeting. Mr Ball suggested that several items might now be significant to include:

- A Dark Skys Policy
- Strategy for the next 12 months
- Village Boundary

Mr Garber had drafted a letter to accompany the draft policy. A copy was given to each Councillor for their consideration.

In December 2017 the Capel NDP was adopted by Mole Valley District Council following a referendum and incorporated as a statutory document within the then local plan. The NDP cover the period up to 2026.

Following the adoption of the new local plan in 2024, it is now necessary to review the NDP to be aligned with the local plan and new planning legislation including the NPPF.

Substantial elements of the NDP, which was subject to public consultation remain as core elements and are retained within the revised draft. Accordingly the parish council is highlighting those changes which it considers to be fundamental to a new plan.

Central to the revision is that part of the plan which identifies sites for development in the plan period. In the 2017 NDP only one site for redevelopment was identified which was located in Beare Green.

The new proposals now mirror the site allocated for development in the local plan by the inspector. these sites are predominantly in Capel village with one site in Beare Green.

As part of the local plan review Green Belt and settlement boundaries were also considered and amended. The revised draft NDP has now incorporated the changes adopted in the local plan revising settlement boundaries to both villages.

In 2025 the parish council undertook a housing needs assessment to review and have regard changes in the parish.

Housing numbers in the plan will provide for sustainable communities. The housing proposals in the NDP will be seeking to provide the balance of social and market housing identified in the adopted local plan within each of the development sites.

As the NDP proposes to incorporate the essential components of the Mole Valley Plan, a document available on the Mole Valley Web Site and within the existing Capel NDP Web Site the key information required for this consultation is available.

The parish council now recommends that you review the above documents and respond to the parish council with your comments during the six week consultation period which commences on the 02 June. Your comments should be sent to the Clerk to Capel Parish Council : Clerk@capel-pc.gov.uk. These will be reviewed by the Parish Council.

6. **PLANNING APPLICATIONS:**

- **MO/2025/0668 - 54 Bakers Way, Capel.** This is an application for the Demolition of existing conservatory and erection of a single storey rear extension. The Committee reviewed the plans, and agreed the

extension would enhance the property. All Councillors agreed the application should be approved.

- **MO/2025/0678 – Stonehouse, Broomhall Road, Coldharbour.** This is Certificate of Lawfulness for a proposed development in respect of the enlargement of the basement. The Councillors reviewed the plans and agreed the application should be approved.
- **MO/2025/0712 – Lavender Cottage, Ockley Road, Beare Green.** This is an application of the Discharge of Conditions 3, 5 & 9 of approved planning application MO/2023/1762 for the erection of 1 No. bungalow with associated landscaping, parking and amenity area, following demolition of 2 No. outbuildings (Updated Location Plan). This application is considered for information only.
- **MO/2025/0729 - Old Wattlehurst Farm, Horsham Road, Capel.** This is an application for the variation of condition 2 and 16 of approved planning permission MO/2020/0391 for the erection of 2 No. dwellings following demolition of existing non-agricultural and stable buildings to allow for the installation of estate fencing above retaining wall as indicated in the amended plans and to relocate the air source heat pumps. The Committee reviewed that plans and agreed the application should be approved.
- **MO/2025/0735 – Sharks Barn, Misbrooks Green Road, Capel.** This is an application for a Certificate of Lawfulness for an existing use in respect of that the works undertaken in March 2025 constitute a material start and formal implementation of the planning permission MO/2022/0139/PLA. The works comprise the excavation and casting of foundations to the approved front extension. All Councillors agreed the application should be approved.
- **MO/2025/0818 and 0826 – Palmers Farm, Newdigate Road, Beare Green.** This is an application for proposed repair and conversion of curtilage Listed barn to form 1 dwelling and proposed 5 x new build dwellings. The Committee read the Planning Statement and disputed statements suggesting there is an unmet housing need. The Mole Valley Local Plan clearly identifies housing sites and numbers. This land is not included in the Plan, is Green Belt and no Exceptional Circumstances have been given for the development. The land is primarily agricultural. There is no indication that these new properties will be designated as agricultural workers dwellings. Additional dwellings with access onto Newdigate Road will increase traffic in an area already congested with traffic and parking outside The Weald School. The Committee was reminded of application MO/2021/2360 which was approved but with conditions, especially those relating to access and should not prejudice highway safety nor cause inconvenience to other highway users onto Newdigate Road. All Councillors agreed the application should be refused.
- **MO/2025/0778 – Land South of Coles Lane, Ockley.** This is a Reserved Matters application for the consideration of appearance, landscaping, layout and scale pursuant to outline planning permission Ref MO/2020/0667/OUTMAJ (allowed under appeal Ref: APP/C3620/W/21/3272057) for a residential scheme of up to 60 dwellings, with associated landscaping, amenity space, sustainable urban drainage system (SuDS), and associated works. The Councillors discussed the application at the meeting but it has since been suggested that a response be submitted after the meeting with Bewley Homes on the 16 June 2025.

Dates of Next Meetings:

Full Parish Council meeting – Monday 16 June 2025

Planning Committee Meeting – Monday 07 July 2025

Finance Committee Meeting: Monday 01 September 2025