

**MINUTES OF THE PLANNING COMMITTEE MEETING
HELD ON MONDAY 30 JUNE 2025
IN CAPEL PARISH HALL**

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

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

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

3 **DECLARATIONS OF INTEREST:** None.

4 **PUBLIC QUESTIONS:** None.

5 **CAPEL NEIGHBOURHOOD DEVELOPMENT PLAN REVISION:**

Mr Ball addressed the meeting giving the Councillors an update on the revision of the Capel NDP. A new section relating to Coldharbour has been written by Mr McLachlan and this will be incorporated into the Plan. The updates should all be complete by early September and the final copy will be circulated to all Councillors prior to it be presented to Mole Valley.

There will be a consultation process, but this will not involve all premises in the parish receiving a copy of the new Plan.

5. **PLANNING APPLICATIONS:**

- **MO/2025/0921 – Arnwood Farm, Rusper Road, Newdigate.** This is a prior notification application for the erection of an agricultural barn of 36 metres long and 9 metres wide for the storage of machinery. Mole Valley has granted prior approval for the application.
- **MO/2025/0923 - Arnwood Farm, Rusper Road, Newdigate.** This is a prior notification application for the erection of an agricultural building of 30 metres long and 15.5 metres wide for the storage of hay, fodder and bedding. Mole Valley has refused prior approval for the application.
- **MO/2025/0933 - Hadleigh, Horsham Road, Beare Green.** This is an application for the retention of existing fence and gates. The Councillors recommended this application be approved.
- **MO/2025/0778 - Land South of Coles Lane.** 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 had met with the applicant Bewley Homes and their agent at the last Planning Committee meeting, and the application was discussed in detail. The Councillors have serious concerns regarding the access onto the A24 from Coles Lane and the lack of provision of any pedestrian crossing at this junction. A letter outlining these concerns and recommending refusal has been forwarded to Mole Valley. Councillors also suggested a copy of the Parish Council's letter should be forwarded to Surrey County Council Highways, making them aware of the serious safety concerns.

7. **PLANNING APPLICATION APPEAL:**

- **MO/2024/1535 - Pinewood Park, Capel Road, Rusper.** This is an application for the change of use of land to 12 gypsy/traveller pitches and associated works including retention of vehicle access, wildflower meadow and tree planting was refused permission by Mole Valley. An appeal has been made to the Secretary of State against the decision of Mole Valley District Council to refuse to grant planning permission. The appeal will be determined on the basis of a Hearing. The Parish Council agreed to support Mole Valley's decision and make representation to the Secretary of State.

FOR INFORMATION

Mr Ball advised the Councillors that prior notification application had been made by the owners of Airlie, Horsham Road, Beare Green for the 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. This application was been refused as the application had

followed the criteria set out in Class A, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 and this was not the criteria the District Council follows. The owners were eventually advised that there was no need for prior approval.

Councillors agreed Mole Valley District Council should have been more approachable and advised the applicant of the criteria the District Council follows. The Parish Council will now ask Mole Valley to be more cooperative and assist applicants avoiding the costs of applications that would never be approved.

DATE OF NEXT MEETINGS:

Full Parish Council: Monday 21 July 2025 at John Venus Hall, Coldharbour

Planning Committee: Monday 04 August 2025

Finance Committee: Monday 01 September 2025