

**MINUTES OF THE PLANNING COMMITTEE MEETING
HELD ON MONDAY 01 SEPTEMBER 2025
IN CAPEL PARISH HALL**

- 1 **IN ATTENDANCE:** Mr Ball (Chair), Mr McLachlan, Mrs Schryver, Mr Salter, Mrs Taylor, 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 Ransome and Mr Palmer.

- 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 link to the draft had been forwarded to all Councillors. The consultation is in progress and final changes will now be made. It was agreed that a link to the draft should be forwarded to Parish magazines. It is anticipated that a final copy will be submitted to Mole Valley District Council by the end of the current year.

6. **PLANNING APPLICATIONS:**

- **MO/2025/02031 – Lavender Cottage, Ockley Road, Beare Green.** This is an application for the demolition of existing shed and erection of new outbuilding to be used as an office. Councillors considered the application, and recommended this application be approved.
- **MO/2025/02032 – Stonehouse, Brookehall Road, Coldharbour.** This is an application for a Certificate of Lawfulness for a proposed development in respect of the erection of a single storey outbuilding. Councillors were advised that neighbouring properties had not received notification of this application. To ensure neighbours had time to consider the application and respond to Mole Valley the Clerk was asked to request an extension of time to the return date. Councillors considered the application, which would be in the Conservation Area of Coldharbour. The proposal was considered to be over development and no extenuating circumstances were offered regarding why this should be built in the Green Belt. The Councillors therefore recommended this application should be refused.
- **MO/2025/02033 - Chasemore Cottage, Broomehall Road, Coldharbour.** This is an application for change of use for the tarmac paved surfaces to be included into the residential curtilage of Chasemore Cottage. Councillors offered no comments.
- **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. This application had been discussed at the June Planning Committee meeting. However since then a response had been lodged with Mole Valley District Council's Tree Officer, who outlined concerns and recommended the application be refused. Councillors fully support the Tree Officer's objection and the Case Officer will be made aware of the Parish Council's backing.

DATE OF NEXT MEETINGS:

**Full Parish Council: Monday 15 September 2025
Planning Committee: Monday 06 October 2025
Finance Committee: Monday 27 October 2025**