

**MINUTES OF THE PLANNING COMMITTEE MEETING  
HELD ON MONDAY 5 JANUARY 2026  
IN CAPEL PARISH HALL**

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

**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 APPLICATIONS:**

- **MO/2025/02717 – 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 57 dwellings, with associated landscaping, amenity space, sustainable urban drainage system (SuDS), and associated works.

The Councillors considered this application and reviewed the amendments that had been made. It was considered that pedestrian safety issues regarding the location of this site had still not been addressed.

The Committee appreciated the positive changes made to the application, but the safety of pedestrian and cycle access across the A24 and route under the arch to the Ockley station and Ockley village are still not considered to have been adequately addressed. There is still no safe route from the development across the A24, which links the development with facilities in Capel village.

The Committee was unable to support this application because of the potentially dangerous location and recommends the application be refused.

**DATES OF NEXT MEETINGS**

**Planning Committee: Monday 02 February 2026**

**Full Parish Council meeting: Monday 16 February 2026**

**Finance Committee: Tuesday 5 May 2026**