

**MINUTES OF THE PLANNING COMMITTEE MEETING  
HELD ON MONDAY 02 FEBRUARY 2026  
IN CAPEL PARISH HALL**

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

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

- 4     **PUBLIC QUESTIONS:** None.

**5. PLANNING APPLICATIONS:**

- **MO/2026/0008 – Capel House, 47 The Street, Capel.** This applications was registered for the removal of 12 No. Lime trees along the front perimeter wall of the property. This application has been withdrawn.
- **MO/2026/00034 – The Bungalow, New House Close, Horsham Road Beare Green.** This is a Certificate of Lawfulness application for an existing use in respect of an area of land that has been used as part of the residential garden for a period in excess of 10 years. Councillors offered no objection.
- **MO/2026/00061 – Red Roofs, Horsham Road, Capel.** This is an application for the conversion of a dwelling house into 5 No. flats together with 8. No parking spaces and parking within the existing garage and cycle parking and storage within existing outbuilding. The Councillors discussed the application, and having been satisfied the proposed parking spaces would be appropriate with the accommodation, offered no objection.
- **MO/2026/00067 – Grene Trest, Horsham Road, Beare Green.** This is an application for the erection of fence and gates to front elevation and detached car port with workshop/store. The Councillors offered no objection but emphasised that the fence and gate had already been erected and the pavement fronting the property has not been reinstated to its original condition.
- **MO/2025/02712 – Aldhurst Farm, Temple Lane, Capel.** This is a prior notification application for the change of use of part of an agricultural building to a commercial/business/service use (Use Class E). This application has been determined.

**6. CAPEL NEIGHBOURHOOD DEVELOPMENT PLAN:**

The Chairman informed the Committee that the NDP has been revised and is ready to be circulated. However, there has been a request from the representative of the Brook Cottage development to have this site included. Mole Valley District Council has been approached and they indicate that as the site had not been included in the Mole Valley Local Plan, it cannot be included. This site was included in the original NDP but was dismissed by the Inspector. The reasons for the dismissal are now considered to be irrelevant. If the Parish Council wishes to have Brook Cottage site included in the revised plan, the document would have to go out to consultation again, and substantial financial charges will be incurred which have not been budgetted for. Councillors were reminded that the NDP needs to be revised as it lapses in 2027.

**7. LAND WEST OF THE STREET, CAPEL:**

Councillors were advised that a communication had been received from the planning agent of Kingacre Estates Limited regarding the site west of The Street, Capel. Kingacre Estates Limited are aware that the NDP is being revised and updated and is keen to continue to promote the site as part of this process as an appropriate location for development.

Councillors have not supported this site in the past and there are no plans to consider it now. It was agreed the Clerk will contact Kingacre Estates agent advising that the Parish Council has no plans to amend the NDP to expand the area include this site.

**For information:**

**Mole Valley Community Governance Review.**

The Parish Council has been made aware the second stage consultation on the draft recommendations has been launched which include exploring the possibility of amending boundary for Holmwood Parish Council. An enquiry has been made to Mole Valley's Democratic Services asking if Capel could be aligned with Holmwood Parish Council. Some parts of Coldharbour (including one side of Anstie Lane) are partially Capel and partially Holmwood. Regularising this anomaly would make sense aligning all houses on the east side of Anstie Lane to be included in Capel's revised NDP.

**DATES OF NEXT MEETINGS**

**Planning Committee: Monday 02 March 2026**

**ANNUAL PARISH MEETING: Monday 09 March 2026**

**Full Parish Council: Monday 16 March 2026**

**Finance Committee: Tuesday 5 May 2026**