

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

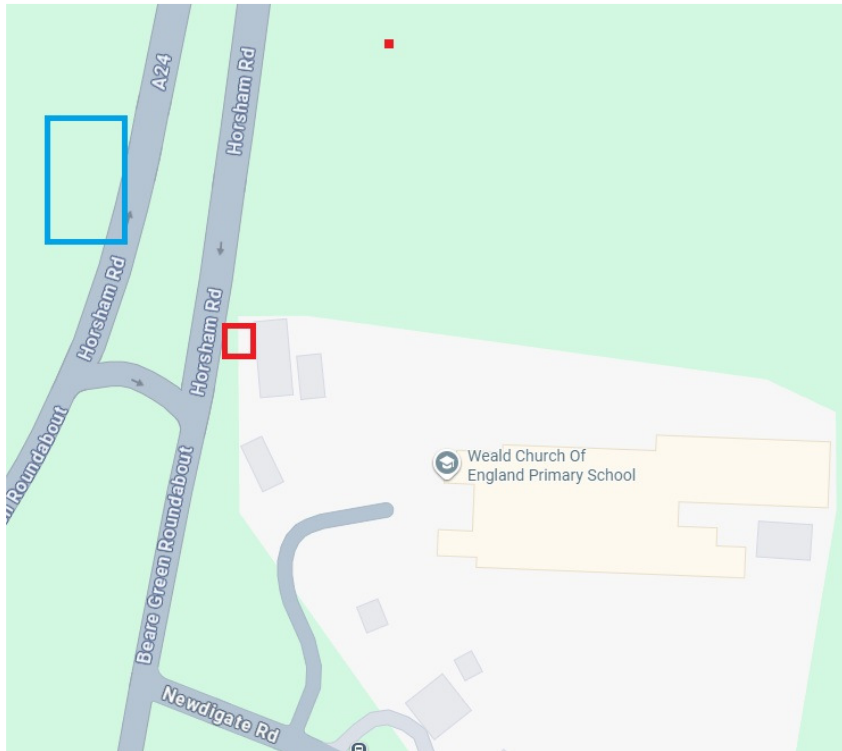
1. **APOLOGIES FOR ABSENCE:** Mr Salter, Mr Ransome and Mrs Watson
2. **IN ATTENDANCE:** Mr Ball, Mr McLachlan, Mrs Schryver, Mr Cox, Mr Palmer, Mrs Taylor and the Clerk.
PART ATTENDANCE: Approximately 50 members of the public
3. **DECLARATIONS OF INTEREST:** None
4. **PUBLIC QUESTIONS:** All related to MO/2026/00230 below.
5. **MO/2026/00230 - HADLEIGH HORSHAM ROAD BEARE GREEN RH5 4QX.** Demolition of existing two-storey building and associated workshop. The erection of a freestanding McDonalds restaurant/takeaway with drive thru facility, car parking, landscaping and associated works, including Customer Order Displays. We opened the floor to the members of the public to hear their views and concerns. **Kerry Smith** – Area of Natural Beauty, its location, wildlife, bats, light pollution, proximity to the school, obesity, traffic with a recent fatality. **Geoff Regan** Why the delay 28.10.26, Economic sense and the effect on local business. **Paul Mott** – 67 covers and only 8 parking spaces, back up of vehicles on A24, late night safety, additional village traffic. **Senial** Public crossing the A24 rather than using the subway, 120mtrs v 900mtrs and 250mtrs v 359mtrs. **Lorraine High** – Carries out litter picking in Newdigate -its bad now and will only get worse. **Lisa Mustow** – Local village children will have to walk past to get to subway, parking in Beare Green will become more of a problem, delivery vehicles. **Ethan Smith** – Others will follow i.e.. Starbucks. **Anabell De Brig** – Parking. **Andrew Slone** – Will need a section 106. **Claire Cox** – Year 6 can walk to school, past the entrance. **Geoff Sloan** – Additional Morning traffic, safety. **Martin De Brig** – Ingress into 50mph. **Marie Dale** – Weald is an infant school as well now. **Tom Gillett** - ?? Capel. **Alan Smallwood** - Met with planning officer last Friday asking for guidance, Vulnerable in the community. **Claire Smith** Opening hours are 6.30am – 11pm. **Maddie England** – Duke of Edinburgh – starts from train station, go on to camp. **Mark Perry** – Very short ramp off road. **Katy Avery** - Only benefits McDonalds, what about empty properties in Dorking. **Marrion Perry** – Incongruous – snapshot taken late morning. **Charlie Turner** – the school is 250mtrs as the crow flies and a ten-minute walk, quicker to cross A24. **Sandra Howard** – Villages should stay as villages. **Other comments were** – Maternity bats roosting, a viability report – low justification, what about other local businesses ie the Pizza van, Fishers Fish and Chips, Greys Ho's, Surrey Oaks and Red Chilli.

The council viewed the application and voted unanimously to **reject** the application based upon:
There are 3 major grounds for recommending refusal:

- 1) The proposed site is within the vicinity of the Weald Junior and now Primary school which is contrary to the NPPF 2024 as the entrance used by students is NOT the main entrance but a side gate which opens directly onto the A24. The distance between the gate and the proposed site is estimated to be approximately 70-100 metres in a straight line and less than 150 metres via the subway. In addition to it being contrary to the NPPF we are concerned that children (and adults) might try to cross the main A24 where there have been recorded deaths in recent years.

National Planning Policy Framework Dec 2024 Section 8 Para 97 : Local Planning Authorities should refuse planning applications from hot food takeaways and fast food outlets near schools. From [National Planning Policy Framework](#) 97. **Local planning authorities should refuse applications for hot food takeaways and fast food outlets: within walking distance of schools** and other places where

children and young people congregate, **unless the location is within a designated town centre**; or (etc)



Blue Square is the proposed site; red square is the school pedestrian access.

- 2) The site is contrary the Capel Neighbourhood Development Plan on the following grounds
 - a. CA-GA2: Provide public parking associated with shops – the site fails to allow sufficient parking for the volume of customers.
 - b. CA-ESDQ3: which states that design of new development must be high quality and contribute to the distinctive character of the village; must relate to site and surroundings; contribute to local character and sense of place
 - c. CA-WS1 supports small shops on allocated sites; CA-WS2 seeks to retain **existing employment** land. The addition of a hot-food takeaway would undermine village vitality and risk harming existing businesses, contrary to Capel NDP CA-WS1/WS2 and BGP02, which prioritise sustainable local employment and traffic sensitivity. In particular, due to insufficient parking allowance the small roads surrounding the site are likely to be used for additional parking and food consumption
 - d. “CA-ESDQ10 requires development to incorporate traffic-calming and car parking design that fits the local character. The proposal does not provide a robust traffic assessment or on-site turning/parking plan that avoids congestion on surrounding roads or queuing toward the Beare Green roundabout, in conflict with CA-BGP02 and CA-GA2.
- 3) From a highways point of view, irrespective of the Capel NDP, the site has a short run-in and lack of parking which is likely to cause tailbacks and stationery traffic on the main A24 trunk road and could be a danger to life, where deaths and a number of serious accidents have occurred.
- 4) We also have concerns about light and noise pollution in a quiet rural area as well as expected litter, but we consider the first three points to be major safety concerns and breaches of national, district and neighbourhood policy

6. **MO/2026/00131 – Highlands Rew, Broomehall Road, Coldharbour.** This is an application for demolition of the existing stables and erection of a new annexe to provide ancillary accommodation for a family member requiring specialist care, including associated landscaping and site improvements. Councillors viewed evidence of the works and offered no objections.
- MO/2026/00150 – Stonehouse, Broomehall Road, Coldharbour.** Installation of 5 No. rooflights and changes to fenestration. Councillors recommend this application should be refused on the grounds of “Material change” in a conservation area.
- MO/2026/00181 - Land at Clockhouse Quarry, Horsham Road (SCC)** Details of a Remediation Strategy submitted pursuant to Condition 47 of planning permission ref: MO/2023/0789 dated 17 June 2025. Councillors viewed evidence of the works and asked for clarification on a process to handle methane is in place.
- MO/2026/00238 – Wayside, Vicarage Lane, Capel.** T1 - Crown lift to 3m and cut back tree from gate to give a clearance of 2m. T2 - Crown reduce Apple tree by greenhouse 1-2m approx height 8m reducing down to maximum 6m current spread 8m reducing to 6m final pruning cuts no bigger than 50mm. T3 - Dead tree - Fell to ground level. Councillors offered no objections.
- MO/2026/00203 – Wildwood, Broomehall Road, Coldharbour.** The Ash Tree marked T1 on the plan to remove all boughs above the first branch point to render the tree safe. Councillors offered no objections
- MO/2026/00205 – The Hazels, Newdigate Road, Beare Green.** Certificate of Lawfulness for existing use of land as part of the residential garden for a period in excess of 10 years. Councillors offered no objections.
- MO/2026/00202 - Dunsfold, Springwell Road, Beare Green.** Demolition of existing conservatory and raising of roof ridge height to create first floor, erection of ground floor infill extension and front porch. Councillors viewed evidence of the works and offered no objections.
- MO/2026/00126 – Oakmead, Horsham Road, Beare Green.** Erection of replacement dwelling and temporary static caravan whilst building works are undertaken. Councillors viewed evidence of the works and offered no objections.
- MO/2026/00119 – Four Winds, Horsham Road, Capel.** Demolition of existing dwelling and outbuildings and erection of a detached two storey dwelling with associated landscaping and parking. Councillors viewed evidence of the works and offered no objections.
- MO/2026/00116 – Crackerbarrel Farm, Horsham Road, Beare Green.** Non-material amendment for approved planning permission MO/2021/2047 for the conversion of existing house into 2 No. houses, to allow retrospective consent for the party wall to follow the ground floor dog-leg north/south progression. Councillors viewed the evidence and already approved.
7. **Condition of Bus Stop, south bound on Horsham Road, Beare Green.** Emails had been received from a local resident regarding the condition of the bus shelter, Chair had been to review the condition and agreed that it was a Health and Safety matter. It was agreed that council needed clarification on ownership, however it was a health and safety issue, and it needed to be “made safe” as a matter of urgency.
8. **Update Capel Neighbourhood Development Plan.** Chair is still working on – we are still awaiting a reply from Andrew Black regarding the wording to justify the exceptional circumstances for building on the Green Belt land.

Dates of Next Meetings:

Planning Committee: Tuesday 7th April 2026

Full Parish Council: Monday 16th March 2026

Finance Committee: Tuesday 5th May 2026