

**MINUTES OF THE FULL PARISH MEETING
HELD ON MONDAY 09 MARCH 2026
IN BEARE GREEN VILLAGE HALL**

IN ATTENDANCE: Mr Ball, Mr McLachlan, Mrs Schryver, Mr Cox, Mr Palmer, Mrs Taylor, Councillor Hobbs, Councillor Malcomson, Councillor Van den Bogerd and the Clerk.
Mr P Simmons and Mr G Palmer

1. **APOLOGIES FOR ABSENCE:** Mr Salter, Mr Ransome, Mrs Watson, and Helyn Clack
2. **TO APPROVE THE ACCURACY OF MINUTES OF THE FULL COUNCIL MEETING 16 FEBRUARY 2026**
To sign off a definitive copy for publication on the website. All Councillors unanimously approved the Minutes which were signed by the Chair.
3. **TO APPROVE THE ACCURACY OF MINUTES OF THE FULL PLANNING MEETING 02 MARCH 2026**
To sign off a definitive copy for publication on the website. All Councillors unanimously approved the Minutes which were signed by the Chair.
4. **TO APPROVE THE ACCURACY OF MINUTES OF THE ANNUAL PARISH MEETING 09 MARCH 2026**
To sign off a definitive copy for publication on the website. All Councillors unanimously approved the Minutes which were signed by the Chair.
5. **DECLARATIONS OF INTEREST:** None
6. **PUBLIC QUESTIONS:** None
7. **CLERK'S REPORT:** Telephone Boxes have been returned – we need to decide what goes inside
Possible uses would be a defibrillator, books, one village has even used as an ATM.
The floor used to be solid concrete – possibly needs to be reconsidered once we decide on its future use.
 - Benches – Fred knows their future locations, he just needs to extend the concrete base in the church yard, fixings have been purchased and have approved.
 - Ash dieback – we have qualified to apply for a grant from the Forestry Commission – application being submitted – Jan is working on this.
 - Bus Shelters on Horsham Road – North bound, SCC have been out and cleared the ditch and removed the mud in front of the shelter. Southbound
Health & safety – The boiler was serviced on 6.3.26 fire extinguishers replaced 7.3.26 new fire blanket ordered. Fire Risk Assessment completed 10/3/26. PAT testing, Peter Mariner has arranged for 17th March. Costing for boiler £114. Risk assessment £150 Extinguishers £122.40
 - Email from Elyshia Hoskin asking if she could purchase a bench to put near her Grandparents.
 - Surrey Hills Society – Renewal of Membership £30
 - Donations to Parish Magazines – we need to consider if we continue next year
8. **THE ALLOTMENTS:** The allotment holders asked us if we would place an advertisement into the Parish Magazine to try to fill the empty plots. After a lengthy discussion about the water supply it was agreed that with the many water butts across the allotments for **everyone** to use, along with a water meter this should keep the water bills down this year. It was agreed to defer the price

increase this year so allotment prices will be £60 with invoices and tenancy agreements to be sent out before 1st April.

9. **UPDATE CAPEL NEIGHBOURHOOD DEVELOPMENT PLAN:** It was agreed that as we had not received a response from the developers that we would continue to update our NDP without Brook Cottage.
10. **UPDATE ON TREE SURVEY:** Sam and Jake Burley have been working hard on the 33 “1 Urgent” trees, and up until 13th March had completed work on thirteen trees, with an estimated bill of £6570 exc vat. It was agreed that control needed to be kept on the spending. We have been approved by the Forestry Commission to apply for grants to clear the ash dieback, this application needs to be submitted as soon as possible. It was agreed that the Clerk would approach two other companies, and Burley Tree Services, gaining quotations to complete the work. Also to ask Burley’s for the possibility of a discount on the estimated cost as it was a large job.
11. **PARISH ASSETTS:** It was discussed that we are worried about asset stripping. Chair and Vice Chair had a meeting with Surrey Hills Solicitors, and we now have legal deeds for all our assets apart from the recreational ground as it is not recorded at the Land Registry. Councillor Hobbs and Councillor Malcomson suggested referencing either Cumbria or Somerset as these are both councils that have been through similar changes and they assured us that the changes should not affect Parish Councils.
12. **CAPEL VILLAGE SIGN:** It was agreed that we need to obtain another quote for the framework.
13. **BOWLS CLUB PAVILION:** We have received a request from the Bowls Club for approval for internal alterations to the Bowls club pavilion (Capel show storage area). They would like to remove two very legacy internal walls that will allow creation of a more usable shape for new racking and storage. The show has some funds put aside, so we would like to explore if this a possible option. This was unanimously approved by the councillors. Clerk to advise.
14. **ARK COTTAGE HEDGE:** We have received an email from the Cottage regarding putting a hedge along the boundary of the land that they have recently purchased. In their email they have in mind would be Laurel, however Laurel is not native and the councillors have asked if it could be a mixed native hedge but we have no objection in principle and welcome the opportunity to comment. Clerk to advise.
15. **BREAKSPEAR FARM:** We have received an email from Nicolas King Homes which read as follows:
“I am writing to you regarding the land at Breakspear Farm, Beare Green that falls within your parish.
As you will I’m sure be aware the site at Breakspear Farm is allocated for 46 dwellings within Mole Valley’s Local Plan. We have been in contact with the landowners of the site over the last few months after the previous developer that they were working with ‘Oakford Homes’ walked away from the site given it proved to be unviable for them to proceed. As you will also be aware Capel Parish Council own a strip of land that sits between Old Horsham Road and the site in question and as such we would like to discuss with you the level of compensation that you will be seeking in respect of granting the necessary rights over this strip of land to facilitate the development coming forward on the site. We are keen to understand the Parish council’s position on this as soon as possible so that we can understand whether or not it will be possible to bring forward a viable development on the site” It was agreed that we could continue at the current valuation, however the Council are happy to arrange another valuation.
16. **MCDONALDS PLANNING APPLICATION:** Our refusal has gone into Mole Valley regarding MO/2626/00230. McDonalds have made three more applications for signage, these appear to be

against the policies within our NDP, we asked the Mole Valley Councillors if all the applications should all be linked together or do we have to reject each of them individually? Councillor Van den Bogerd is going to ask the question on our behalf and advise.

17. **UPDATE ON HEALTH AND SAFETY COSTS:** Boiler £114. Risk assessment £150. Extinguishers £122.40. The PAT testing will be completed on 17th March, and we are awaiting costings for fire alarm systems.

18. **UPDATE ON BUS SHELTERS:** The two bus shelters on the Horsham Road, Northbound – the mud has been taken away and replaced with hardstanding. Southbound – this shelter hasn't been repaired however they have made it safe.

19. **HORSHAM INCINERATOR:** It was agreed that we need to find out where the incinerator will be located, so that we can access the impact it will have on the village

20. REPORT FROM MEMBERS,

Finance – currently 2% under budget. See attached spreadsheet.

To approve and authorise payments of outstanding invoices: All agreed and signed off.

(ii) Ward Matters:

Beare Green –Ongoing problems with ditches and broken railings. The pavement needs to be reinstated outside The Willows, Seamans Green. Ongoing parking issues outside The Weald School, councillor Malcomson suggested 20mph speed restriction might be put in place. It was also suggested that we meet with the school and possibly work together.

Capel – Potholes – it was discussed that these are a problem everywhere. All potholes should be reported on Surrey County Council website - Fix my Street.

Coldharbour: None

21. **URGENT MATTERS AT DISCRETION OF CHAIRMAN FOR NOTE OR INCLUSION ON A FUTURE AGENDA** – none

Dates of Next Meetings:

Planning Committee: TUESDAY 07 APRIL 2026

Full Parish Council: Monday 20 APRIL 2026

Finance Meeting TUESDAY 05 MAY 2026

AGM: Monday 18 MAY 2026