

**MINUTES OF THE PLANNING COMMITTEE MEETING
HELD ON TUESDAY 7 APRIL 2026
IN CAPEL PARISH HALL**

1 **IN ATTENDANCE:** Mr Ball, Mr McLachlan, Mr Salter, Mr Cox, Mrs Taylor, the Clerks.

All attendees were reminded of the Meeting Etiquette printed at the top of the agenda.

2 **APOLOGIES FOR ABSENCE:** Mr Ransome, Mrs Schryver, Mr Palmer and Mrs Watson.

3 **DECLARATIONS OF INTEREST:** None.

4 **PUBLIC QUESTIONS:** None.

5. PLANNING APPLICATIONS:

- **MO/2026/00358 – Japonica Cottage, Broomehall Road, Coldharbour.** This is a planning application for replacement of windows, removal of the existing porch and works to the chimney. The Committee had no objection to the application and recommended approval.
- **MO/2026/00310 – Hadleigh, Horsham Road, Beare Green.** This is a planning application for various site signage including: 4 No. freestanding signs and 4 No. DOT signs comprising, 2 No. accessible bays, 1 No. parked order bay, 3 No. no litter, 2 No. no entry, 2 No. pedestrian crossing, 1 No. give way, 1 No. speed limit 10 MPH, 2. No. look both way signs. The Councillors had concerns that this would cause urbanisation in a village environment. It was agreed this this application is contrary to Capel NDP polices especaily
C-ESDQ15: *New development must contribute to local charagcer by creasting a sense of place appropriate to its location, and*
C-ESDQ19: *The visual impact of new development on views from the countryside must be minimised.* The Councillors were unable to find a wildlife survey and there were concerns that the lights and sounds could cause disruption to local wildlife.
The Councillors objected strongly to this applcition and unanimously agreed that this application should be refused.
- **MO/2026/00311 – Hadleigh, Horsham Road, Beare Green.** This is an application for the erection of 1 No. aluminium timber affect totem sign, with double-sided moulded yellow acrylic internally illuminated golden arch. The Councillors agreed the objections agreed for MO/2026/00310 applied to this application and again objected strongly and unanimously agreed that this application should be refused.
- **MO/2026/00312 – Hadleigh, Horsham Road, Beare Green.** This is an application for the installation of internally illuminated signage to comprise: 4 No. fascia signs, 3 No. booth lettering, 1 No. digital booth screen and 4 No. yellow soffit lights. The Councillors agreed the objections agreed for MO/2026/00310 and MO/2025/00311 applied to this application and again objected strongly and unanimously agreed that this application should be refused.
- **MO/2026/00379 – Woodmans Cottage, Broomehall Road, Coldharbour.** This is an application to fell group of 4 ash trees within the woodland. The Committee had no objection to the application and recommended approval.
- **MO/2026/00377 – 47 Capel House, The Street, Capel.** This is an application to fell five lime trees to be removed are marked purple on the block plan provided. The five trees proposed for removal form part of a line of twelve young, lime trees (approximately 30 years old) along the perimeter of the property. The Committee considered the reason for the application. As the trees were causing structural damage to the wall and there were health and safety concerns the Committee offered no objection to the application and recommended approval.
- **MO/2026/00398 – Land at Kitlands Farm, Broomehall Road, Coldharbour.** This is a tree felling application for TPO/2026/00192 The Norway Spruce trees at Kitlands farm are part of a Forestry Commission incentive to pro-actively remove Spruce in response to the eight-toothed Spruce bark beetle and replanting the felled area with native broadleaves. The trees would be planted at 1100 stems per hectare with a mixture of Oak, Hazel, Wild Cherry, Lime, Field Maple and Rowan. For the

area overlapped by the TPO this would equate to 66 trees being replanted. The Committee was informed that a blanket TPO order on the whole woodland has been put into place by Mole Valley District Council forbidding any tree felling. Formal objection notices from Joe Court Forestry and local residents have been forwarded to MVDC. The Committee was given some history to the land which had included grazing livestock, growing Christmas trees and using timber from Chestnut trees for fencing. Mole Valley District Council has sanctioned the TPO on the understanding that this land is ancient woodland which is incorrect. Although the land is now overgrown, there is still evidence of open paddocks. The Committee agreed that this TPO would be challenged and agreed to submit an objection.

- **MO/2026/00402 – 2 Churleigh, Old Barn Drive, Capel.** This is an application for an extension to the rear of existing garage and installation of a timber cycle store to the side of the existing dwelling. The Committee offered no objection to the application and recommended approval.
- **MO/2026/00424 – Hurst, Vicarage Lane, Capel.** This is an application for variation of Condition 2 of planning permission MO/2024/0335 for demolition of existing buildings and redevelopment of the site to provide 13 No. dwellings (Use Class C3) with associated landscaping, parking and access to allow changes to the positions of the dwellings and parking and access arrangements; amendments to the design of the dwellings; addition of air source heat pumps; and, changes to landscaping. The Committee considered the variation and agreed the application should be approved. It was suggested that the developers of the site be invited to speak to the Council to discuss the new development outlay, especially the parking allocations.

6. REQUEST FOR PERMISSION TO INSTALL DRIVEWAY CROSSING AT 154 THE STREET, CAPEL:

The Committee was informed that a request had been made for this driveway crossing. All Councillors agreed the proposal in principle, and the Clerk would contact White and Sons to arrange for a valuation to be undertaken.

7. LONDON GATWICK ROUTE 4 AIRSPACE CHANGE: MID-CONSULTATION UPDATE:

London Gatwick is progressing an airspace change proposal to reintroduce satellite-based navigation procedures on Route 4 – one of our aircraft departure routes. This proposal is essential because ground-based navigation is gradually being phased out as part of a government programme to modernise UK airspace. All London Gatwick's other arrival and Main Runway departure routes have successfully adopted the new navigation procedures, leaving Route 4 as the only one needing updating.

In a process set out by the Civil Aviation Authority, London Gatwick is collecting feedback on four shortlisted options for how Route 4 should operate in the future. These options have been shaped with input from community representatives during the first two stages of the airspace change process.

The consultation is open until 23:59 on 28 April 2026. Further information can be found at the Route 4 Citizen Space website www.route4acp.co.uk.

8. COMMENCEMENT OF RE-ELECTION PERIOD FOR SHADOW UNITY ELECTIONS:

Councillors were reminded that the District Council is now in purdah and will remain so until after the Shadow Unity elections in May 2026.

DATES OF NEXT MEETINGS

Full Parish Council meeting: Monday 20 April 2026

Planning Committee meeting: Tuesday 05 May 2026

Finance Committee meeting: Tuesday 05 May 2026 - immediately after Planning Committee meeting