

**MINUTES OF THE PLANNING COMMITTEE MEETING
HELD ON TUESDAY 01 JUNE 2026
IN CAPEL PARISH HALL**

1 **IN ATTENDANCE:** Mr McLachlan, Mr Ball, Mrs Schryver, 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 Palmer and Mrs Watson

3 **DECLARATIONS OF INTEREST:** None.

4 **PUBLIC QUESTIONS:** None.

5. **PLANNING APPLICATIONS:**

- **MO/2026/00514 – 62 Redlands House, The Street, Capel.** This is a planning application for Discharge of condition 5 of approved planning application MO/2023/1922 (Appeal Ref: 3345026) for the erection of 4 No. detached residential dwellings with associated garaging and landscaping, following demolition of existing garage building. The Councillors considered Condition 5 and agreed this discharge should be approved. Application has now been approved by Mole Valley District Council.
- **MO/2026/00513 – The Old Vicarage, Vicarage Lane, Capel.** This is a application for a Certificate of Lawfulness for a proposed development in respect of the installation of replacement windows. This application has already been determined, with no objection. They Committee agreed it would not have offered any objection. Application has now been approved by Mole Valley District Council.
- **MO/2026/00530 – Riverdale Paddocks, Rusper Road, Capel.** This is an application for partial demolition of the existing building resulting from combining 4 extant individual day rooms into a single combined day room, utility building and site education space for use by the Gypsy and Traveller site occupants, together with site landscaping. The Committee had concerns regarding additional development when there are outstanding planning enforcement notices on this site. No Design and Access statement had been included with the submission advising why the alteration was necessary. All Committee members agreed this application should be refused.
- **MO/2026/00542 – 1 Broome Hall, Broomehall Road, Coldharbour.** This is an application for the removal of Condition 4 of planning permission MO/2025/0318 for a Variation of Condition 2 of approved planning application MO/2022/0181, for the erection of an artist studio outbuilding following demolition of existing barn to allow amendments to fenestration and shutters; ventilation covers; internal alterations to layout; and provision of additional external porous pathway around the perimeter of the building to enable retention of external lighting, wood burner and external flue, retractable awning, oil tank and foul water treatment plant. The Councillors considered the reasons given in the letters of objections that had been posted on the Mole Valley website and unanimously agreed the application should be refused.
- **MO/2026/00532 – 1 Broome Hall, Broomehall Road, Coldharbour.** This is an application for the installation of oil tank (for heating system) and private foul water treatment plant to serve artist studio building. The Councillors are concerned that this building would eventually be used as a separate residency. There is the possibility that this incremental development could have a visual impact in a sensitive area. Letters of objections from neighbouring properties have been posted on the Mole Valley website and the Councillors agreed they would add their support to these objections. The Parish Council therefore recommends that this application should be refused.
- **MO/2026/00653 – Fourays, Horsham Road, Beare Green.** This is an application for the erection of a garage and associated extension to the existing driveway. The Councillors considered the application and offered no objection to the request.
- **MO/2026/00625 – Oakmead, Horsham Road, Beare Green –** This is an application for the discharge of conditions 6, 7, 10 & 11 of approved planning application MO/2026/00126 for a replacement of dwelling, with associated groundworks including resurfacing of front driveway area and temporary siting of static caravan for the duration of the works. The Councillors recommend this application

should be approved.

6. UPDATE NEIGHBOURHOOD DEVELOPMENT PLAN:

Mr Ball informed the Councillors that a letter had been sent to the agent acting for the proposed development at Brook Cottage, Capel. Regrettably, this site cannot be included in the updated version of the NDP as there would be too many conditions to satisfy as this site is not one of the original choices for development.

Mole Valley District Council have now issued the Parish Council with a list of actions from Mole Valley in order for the updated Neighbourhood Development Plan to go forward. Local relevant bodies now need to be contacted and asked to submit their comments. No printed versions of the new plan will be available – a link will be shared, with information also available on the Parish Council website. In the meantime, a schedule of actions will be put together and worked through.

DATES OF NEXT MEETINGS:

Full Parish Council: Monday 22 June 2026

Planning Committee: Monday 06 July 2026

Finance Committee: Monday 7 September 2026 - immediately after Planning Committee meeting

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