

**MINUTES OF THE PLANNING COMMITTEE MEETING
HELD ON MONDAY 03 AUGUST 2026
IN CAPEL PARISH HALL**

- 1 **IN ATTENDANCE:** Mr McLachlan, Mrs Schryver, Mr Cox, Mrs Taylor, Mr Palmer, Mr Handley and the Clerks.

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

- 2 **APOLOGIES FOR ABSENCE:** Mr Ball, Mr Salter and Mrs Watson

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

- 4 **PUBLIC QUESTIONS:** None.

5. PLANNING APPLICATIONS:

- **MO/2026/01012 – Hurst, Vicarage Lane, Capel.** This is a planning application for submission of details pursuant to Conditions 3, 4, 5 and 28 of planning permission MO/2024/0335 for the demolition of existing buildings and redevelopment of the site to provide 13 No. dwellings (Use Class C3) with associated landscaping, parking and access. The Committee discussed the application which is reduce the level of affordable housing on the site. The provision of affordable housing in this village centre site has always been fundamental to the support of the sites redevelopment at all stages of the process. Government policy, the adopted local plan and the emerging Capel NDP all seek affordable provision in accordance with adopted policy. The Committee therefore agreed that no less than 30% affordable dwellings would be accepted and recommend the approval of the application if this level is sustained.
 - **MO/2026/01010, 01011, 00911 and 00912 – Land at Clockhouse Quarry, Horsham Road, Capel.** Applications 01010 and 01011 had be pre-determined before the Committee meeting.
Applications 00911 and 00912 were discussed and unanimously agreed no objections would be submitted.
 - **MO/2026/00922 – Land to the rear of 62 Redlands, The Street, Capel.** This is an application for submission of details pursuant to conditions 3, 4, 6 and 7 of planning permission MO/2023/1922 for the erection of 4 No. detached residential dwellings with associated garaging and landscaping, following demolition of existing garage building. The Committee was unable to make a decision and guidance would be sought from Mole Valley Case Officer. Once information is received, a decision would be made.ⁱ
 - **MO/2026/02680 – Land south of Coles Lane, Ockley.** This is a Reserved Matters application for the consideration of appearance, landscaping, layout and scale pursuant to outline planning permission Ref MO/2020/0667/OUTMAJ (allowed under appeal Ref: APP/C3620/W/21/3272057) for a residential scheme of 58 dwellings, with associated landscaping, amenity space, sustainable urban drainage system (SuDS), and associated works. The Committee still is not satisfied that safety matters have been substantially addressed, particulary concerning the lack of pedestrian footpaths along Coles Lane and pedestrian crossings over the A24 from Ockley to Capel. The Committee unanimously agreed that this application should be refused.
 - **MO/2026/00949 – Station House, Horsham Road, Beare Green.** This is an application for the erection of a single storey rear extension with patio area. The Committee offered no objection to the application.
 - **MO/2026/01006 – Land at Old Wattlehurst Farm.** This is an application for the demolition of the existing building and erection of a dwelling with an associated garage, access and landscaping. The Committee offered no objection to the application.
 - **MO/2026/00891 – Sunrise, Newdigate Road, Beare Green.** This is an application for a Certificate of Lawfulness for an existing use in respect of the use of the outbuilding as an annex ancillary to the main dwelling for a period in excess of 10 years. The Committee offered no objection to the application.
6. **MO/2026/0023/310/311/312 – Hadleigh, Horsham Road, Beare Green** on behalf of McDonald's Restaurants. All applications and still Live and Pending.

7. APPEALS:

- **M0/2026/00653 – Fourays, Horsham Road, Beare Green.** This is an application for the erection of a garage and associated extension to the existing driveway. This application has been refused by Mole Valley. An appeal has been made to the Secretary of State's Planning Inspectorate against this Council's decision to refuse planning permission. As the Planning Inspectorate are using the **Householder Appeals Service**, there is no opportunity for the Parish Council to submit further comments. The Parish Council's original response was to support the application.
- **Enforcement Appeal – Riverdale Paddocks, Rusper Road, Capel.** An appeal has been made to the Secretary of State against an enforcement notice issued by Mole Valley District Council on 28 April 2026. The breach of planning control alleged a building has been erected without planning permission. The appeal will be determined based on **written representations**. The Parish Council has submitted a response, supporting the decision made by Mole Valley.

8. UPDATE NEIGHBOURHOOD DEVELOPMENT PLAN:

Mr McLachlan informed the Committee that the revised Capel NDP has been published on the Parish Council's website, and the consultation period has begun. Letters are being issued to statutory consultees, inviting them to review the document and submit any comments. The six-week consultation period will run close on the 18 September 2026.

DATES OF NEXT MEETINGS

Full Parish Council: Monday 17 August 2026 – John Venus Hall, Coldharbour

Planning Committee: Monday 07 September 2026

Finance Committee: Monday 07 September 2026 - after the Planning Committee meeting.

ⁱⁱ The Committee was advised that Mole Valley was of a mind to approve the application. The Committee agreed to recommend approval.