

**MINUTES OF THE PLANNING COMMITTEE MEETING
HELD ON MONDAY 07 SEPTEMBER 2026
IN CAPEL PARISH HALL**

- 1 **IN ATTENDANCE:** Mr McLachlan, Mr Ball, Mrs Schryver, Mr Salter, Mr Cox, Mrs Watson, 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:** Mrs Taylor

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

- 4 **PUBLIC QUESTIONS:** None.

5. **PLANNING APPLICATIONS:**

- **MO/2026/01065 – 62 Redlands House, The Street, Capel.** This is a Certificate of Lawfulness application for a proposed development in respect of the erection of a detached outbuilding. The Committee discussed the application and agreed that although a Design and Access Statement had been submitted, no exceptional circumstances had been identified. As this development would be within the Green Belt, the Council unanimously agreed this application should be refused.
- **MO/2026/01081 – Misbrooks Cottage, Misbrooks Green Road Capel.** This is application for the erection of an agricultural barn for the storage of agricultural plant and machinery to maintain the land. The Council offered no objections to this application.
- **MO/2026/01109 – Wattlehurst Farm, Dorking Road, Kingsfold.** This is a Prior Notification for the change of use of part of an existing agricultural barn to 1 No. residential units (Use Class C3) with associated curtilage and parking. The Committee discussed the information and agreed this additional residential unit would not be sustainable, and no exceptional circumstances had been supplied in support of the notification. The Committee unanimously agreed this notification should be refused.
- **MO/2026/01088 and 01089 – Land at Clockhouse Quarry, Horsham Road, Capel.** These applications outlining details of Light Management and Landscape and Ecology Management Plans were unanimously agreed with no objections.
- **MO/2026/01012 – Hurst, Vicarage Lane, Capel.** This is an application for the 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 was informed that this had been pre-determined by Mole Valley District Council and approved.

6. **MO/2026/00230/310/311/312 – Hadleigh, Horsham Road, Beare Green** on behalf of McDonald's Restaurants. All applications and still Live and Pending.

Mrs Watson informed the Committee that responses had been submitted from Surrey County Council Highways, Ecology and Officers, Department of Environmental Health, the Environment Agency, Drainage and Joint Waste Solutions. The applications have been called in by the District Councillors. It was agreed the Clerk would contact the District Councillors to confirm when these applications would be discussed and if the Parish Council would be allowed to make representation. All Councillors will be kept informed.

7. **Wates Group Development, Beare Green.** The Parish Council has been informed that a 400-home Beare Green masterplan being promoted by the Wates Group for expansion of the village. The proposal is to "work collaboratively with all stakeholders to develop a compelling vision that meets the village's aspirations and addresses climate change impacts". A drop-in session to view plans and answer questions is being held at The Weald School, Beare Green on 11 September 2026.

8. UPDATE NEIGHBOURHOOD DEVELOPMENT PLAN:

The Committee was informed that is being Mole Valley District Council asked to confirm that the Parish Council has complied with Regulation 14. This includes ensuring that all consultees have been informed of the revised Plan and that the 18 September 2026 closing date for the consultation gives adequate time for responses. The Parish Council is working closely with Mole Valley to ensure the process is being correctly monitored.

DATES OF NEXT MEETINGS:

Full Parish Council: Monday 21 September 2026

Planning Committee: Monday 05 October 2026

Finance Committee: Monday 02 November 2026

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