

**MINUTES OF THE PLANNING COMMITTEE MEETING
HELD ON MONDAY 05 OCTOBER 2026
IN CAPEL PARISH HALL**

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

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

2 **APOLOGIES FOR ABSENCE:** Mr Ball, Mrs Taylor, Mrs Watson and Mr Handley

3 **DECLARATIONS OF INTEREST:** None.

4 **PUBLIC QUESTIONS:** None.

5. PLANNING APPLICATIONS:

- **MO/2026/01251 – Wattlehurst Farm, Dorking Road, Kingsfold.** This is Prior Notification for the erection of an agricultural building of 24.4 metres by 18.3 metres for the storage of hay and agricultural machinery. This application has been determined by Mole Valley, with prior notification not required.
- **MO/2026/01259 – Land at Clockhouse Quarry, Horsham Road, Capel.** This is application Details of a surface water drainage scheme submitted pursuant to Condition 21 of planning permission ref: MO/2023/0789 dated 17 June 2025. (this application is determined by Surrey County Council under their ref SCCRef-2026-0128 - this record is for consultation only). This application has been determined, No Objection.
- **MO/2026/01265 – Rivendale Farm, Rusper Road, Capel.** This is a an application for the erection of building to provide workshop and stables with storage above. The Councillors discussed the application and agreed the applicant should demonstrate that the building is an appropriate Green Belt development and genuinely required for rural, equestrian or agricultural use in the location. Clarification is required on the scale, height, use of the workshop, storage above, access, lighting, drainage and landscape impact. Further information will be requested from the Case Office before the Council is able to make a confirmed decision. Once this information is received, the Council will respond.
- **MO/2026/01275 – Wolves Hill Cottage, 221 The Street, Capel.** This is an application for permission in principle in respect of the erection of up to 3 dwellings. The introduction of further dwellings would introduce a new residential development. This development would cause the loss of openness, encroachment into the countryside and have an effect on the village character. This application has not demonstrated any very special circumstances and the Committee recommended the application should be refused.
- **MO/2026/01180 – Japonica Cottage, Broomehall Road, Coldharbour.** This is an application of fell 2 sycamore tress on the boundary to a 1ft stump. The application has been determined, No Objection.

6. APPEAL:

MO/2026/02608 – Grene Trest, Horsham Road, Beare Green. This is an appeal against the decision to approve the variation of Condition 2 of approved application MO/2020/0913 for the erection of a replacement dwelling to allow for a change in window positions and alterations to the roof and a ground level reduction. The Councillors object strongly to this appeal and supports Mole Valley District Council's refusal. The Parish Council's position is that the proposed variation should not be treated as a minor or technical adjustment to the approved replacement dwelling.

The planning history indicates repeated concerns about whether the development has stayed within the scope of the original permission, including issues around scale, levels, roof form, retaining structures, landscaping and the overall visual effect of the building within this sensitive Green Belt location.

This history is considered relevant because the current appeal appears to seek to regularise changes after the event rather than deliver the development strictly in accordance with the approved plans and conditions. The Council will argue that the original considerations served specific planning

purposes and should not be carried unless the appellant can demonstrate clearly that the emended scheme causes no additional harm. On the information available, the development appears materially larger and more visually intrusive than the dwelling it replaced, with potential harm to Green Belt openness, rural character and appearance of the area.

The Council recommends that appeal should therefore be resisted on Green Belt, design, scale, levels and character grounds.¹

The Council would also request the owner be requested to reinstate the footpath at the front of the development as this is a safety hazard for pedestrians.

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

It was agreed the Clerk will contact Surrey County Council's Principal Transport Development Planning Officer, Transport Development Planning and ask if any further information has been received from the applicant regarding SCCs previous requests.² This information to these requests should be made available before the application expiry date 9 October 2026, together with information regarding traffic management which could impact on the A24.

8. **MO/2026/01194 – Land at Beare Green.** A Screening opinion pursuant to the Town and Country Planning (Environmental Impact Assessment) Regulations (2017) ("the EIA Regulations") for the construction of up to 400 residential units including land for a new primary school has been requested. The Committee was advised that the Keep Beare Green Green campaign is gathering information opposing this development which will be shared with the Parish Council

8. **UPDATE NEIGHBOURHOOD DEVELOPMENT PLAN:**

The Committee has been informed by Mole Valley District Council that the Parish Council needs to issue a Letter of Request, which will be actioned.

For information:

- An estimate has been received an estimate to begin works to clear Markham Park copse. The estimate for the initial works is £3,975. The Committee approved the estimate for work to begin. The next stage will include lopping and removal of dead trees. This will be put out to tender.
- Surrey County Council Highways will be contacted and asked to tidy Capel By-Pass. The verges have been cut but the area has been left unkempt and needs to be tidied and cleared of litter.

DATES OF NEXT MEETINGS

Full Parish Council: Monday 19 October 2026 at Beare Green Village Hall

Planning Committee: Monday 02 November 2026

Finance Committee: Monday 02 November 2026

¹ Information in support of the decision to refuse has been forwarded to Mole Valley District Council and PINS.

² Request made and acknowledged by SCC.