MINUTES OF THE PLANNING COMMITTEE MEETING
HELD ON MONDAY 02 NOVEMBER 2026
IN CAPEL PARISH HALL

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

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

2 **APOLOGIES FOR ABSENCE:** Mrs Watson, Mr Palmer, Mr Cox and Mr Handley

3 **DECLARATIONS OF INTEREST:** None.

4 **PUBLIC QUESTIONS**: None.

5 PLANNING APPLICATION:

- **MO/2026/01396 – Riverdale Paddocks, Rusper Road, Capel.**
  This is an application for the erection of a communal welfare, education and dayroom building, including partial demolition and alterations to the size and appearance of the existing development. Having reviewed the application, the Planning Committee objects to the proposal.
  The Committee considered that, by reason of its scale, height, massing and design, the proposed building would appear incongruous within its rural setting and would result in an unacceptable adverse impact on the character and appearance of the surrounding area. The proposal is considered contrary to Policies EN2, EN4 and EN8 of the Mole Valley Local Plan 2020–2039, which seek, amongst other matters, to ensure that development responds appropriately and sensitively to its landscape and environmental context. The Committee considered the visual harm arising from the scale and design of the building would not be adequately mitigated through soft landscaping.
  The Committee also considers that the proposal conflicts with the Capel Neighbourhood Development Plan, in particular:
    - Policy C-ESDQ13 – development must relate well to its site and surroundings.
    - Policy C-ESDQ19 – the visual impact of new development on views from the countryside must be minimised.

  These policies seek to ensure that development responds positively to local character and maintains the quality and appearance of the surrounding area.
  In the Committee's view, the proposed development fails to achieve these objectives. Its scale, height, massing and design would result in a form of development that does not respond appropriately to its rural context and would have a detrimental visual impact on the surrounding area.

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. Expiry date for application now 26 November 2026.
   The Committee discussed these applications and understands all have been called in for discussion. It was unanimously agreed that a request to receive the application discussion date and speaking permission should now be sought from the District Councillors. The Clerk will contact all District Councillors and request this information and their support.

7. **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 the EIA has been determined and is required.

8. **REVISED NEIGHBOURHOOD DEVELOPMENT PLAN:**

The Committee was informed that the **Regulation 14 consultation period ended on 30 October 2026**. Mr Ball and Mr McLachlan will review the responses received. The Clerk will acknowledge each consultee, thanking them for their response and confirming that their comments are being reviewed and will be considered in preparing the **Regulation 15 version of the Neighbourhood Development Plan for submission to Mole Valley District Council**.

9. CORRESPONDENCE:

The Parish Council had received correspondence from ATMOS Living on behalf of CapelHurst Limited, concerning the development at Vicarage Lane, Capel. The correspondence raised concerns regarding the viability and delivery of the four affordable properties forming part of the development.

Councillors agreed that the matter should be considered formally at the November meeting. Prior to this, a meeting would be arranged with ATMOS Living to obtain further information and clarification regarding the issues raised.

DATES OF NEXT MEETINGS

Full Parish Council: Monday 16 November 2026
Planning Committee: Monday 07 December 2026
Finance Committee: Monday 18 January 2027