

**MINUTES OF THE PLANNING COMMITTEE MEETING
HELD ON MONDAY 4 MARCH 2024
IN CAPEL PARISH HALL**

1 **IN ATTENDANCE:** Mr Ball, Mr McLachlan, Mrs Dale, Mrs Schryver, Mr Ashwood, Mrs Watson and the Clerk.

2 **APOLOGIES FOR ABSENCE:** Mr Salter, Mr Cox and Mrs Taylor.

3 **DECLARATIONS OF INTEREST:** None

4 **PUBLIC QUESTIONS:** None

5 **UPDATE MOLE VALLEY LOCAL PLAN:**

The Parish Council had received information that having received comments from the Inspector, Mole Valley District Council has now published the main modifications to the draft Local Plan for consideration. The consultation period ends on 23 April 2024. Mr Garber, as the Parish Council's Special Advisor to the Local Plan had reviewed all modifications and made the following comments:

Appendix 3 has regard to the deliverability of sites. All the sites Capel Parish Council had promoted are included, albeit subject to observations.

Site D55 Breakspear Farm, Beare Green

The location of 5 dwellings in the southeast corner of the site needs medication. Noise mitigation measures are to be agreed and needs legal agreement. The reasons for prior refusal are not showstoppers to now granting planning permission.

Site DS19 Kiln Farm, Capel

The District Council had received a communication from the developers on 24 January 2024 confirming the owners will develop twenty-four houses. The site needs to have this allocation confirmed.

Site DS20 Hurst, Vicarage Lane, Capel

The development of fifteen dwellings on this site is confirmed. Earlier planning permission refusal will not prevent the development for proceeding.

Site DS22 Redlands, The Street, Capel

There are no issues with this site.

The movement of the settlement boundary has been accepted.

Mr Garber will draft a full response to be discussed at the April Parish Council meeting.

Overall, Councillors were pleased with this information, but it was agreed the Housing Needs Assessment, which is currently being worked on, still needs to go ahead. This evidence will be necessary when the Capel NDP is updated.

Councillors asked if the land known as Brook Cottage at the south end of Capel village could now be included. This was unlikely as the site had not been included in the Mole Valley Local Plan or the Capel Neighbourhood Plan and is land beyond the Green Belt.

6. **PLANNING APPLICATIONS:**

- **Application MO/2024/0174 - Woodcote, 4 Misbrooks Green, Misbrooks Green Road, Capel.** This is an application a first-floor rear extension over existing single storey side extension, with pitched hipped roof. The Councillors considered the plans and have no objection to the application.
- **Application MO/2024/0208 - 41, Grenehurst Park, Capel.** This is an application for the erection of ground floor canopy to front entrance. The Councillors considered the plans and have no objection to the application.
- **Application MO/2024/0214 – Aspro Nissi, Newdigate Road, Beare Green.** This application is prior notification for the erection of a 6-metre-deep single storey rear extension with roof height of less than 3 metres and eaves height to match the existing property. The Planning Committee was reminded that previous applications for a similar extension have been refused by Mole Valley for the following reasons:
“The proposed development would result in disproportionate additions to the original building. Visually, the appearance of the existing property would be wholly altered as a result of the proposed works; significantly increasing its bulk and mass. Consequently, the proposal would constitute

inappropriate development in the Green Belt and would cause harm to the openness of the Green Belt contrary to the advice set out in the NPPF”.

The Committee considered the current application, the lack of a design and access statement and consider comments from Mole Valley in making prior decisions appropriate to this application. The Planning Committee can see no reason to change its previous recommendations and therefore suggest this application should be refused.

- **Application MO/2023/1762 – Land adjacent to Lavender Cottage, Ockley Road, Beare Green.** This is an application for the erection of 1 No. bungalow with associated landscaping, parking and amenity area, following demolition of 2 No. outbuildings (Updated Location Plan). This application has been submitted without a design and access statement. In policy terms the application is contrary to Green Belt Policy and therefore the Committee recommends this application should be refused.
- **Application MO/2024/0258 - The Hazels, Newdigate Road, Beare Green.** This is an application for a part demolition of existing bungalow, internal alterations and erection of two storey extension. The Committee considered the plans and drawings and have no objection to this application.

7. ENFORCEMENT UPDATES:

- 2 The Nest, Coldharbour
- Grene Trest, Horsham Road, Beare Green
- Hill View, Abinger Road, Coldharbour.
- Kimberlee, Newdigate Road, Beare Green
- Dukes Court, formerly The Dukes Head, Horsham Road, Beare Green

Following from the last meeting, the Parish Council contacted Mole Valley Enforcement Team asking for up to date information on outstanding enforcement issues.

The Enforcement Team has provided the Parish Council with the following information:

- **2 The Nest, Coldharbour - Enforcement Notice Case Reference Number: 2019/0297/ENF issued in July 2022**
The appeal has now been determined which upholds the enforcement notice with variations. An Enforcement Officer has scheduled a compliance visit by 8th August 2024 which is the end of the 6-month period in the decision. This is when we will review whether they have met the requirements of the Enforcement Notice (as varied) to:
 - *Remove the top 2 courses of brickwork from the walling and any resultant exposed blockwork.*
 - *Replace or permanently change the colour of the remaining external facing brickwork to match as closely as possible the colour of the existing brickwork on the dwellinghouse (2 The Nest) or those of 1 & 2 Honeysuckle Cottages.*
 - *Replace or amend the mortar with a lime/sand mix comprising mainly sharp sand and struck vertically and pointed so as to expose the aggregate, rather than a smooth/tooled finish. Finish the walling with a rounded capping formed from either half-round bricks of matching colour, or rounded stone, and using matching mortar.*
- **Grene Trest, Horsham Road, Beare Green** – application MO/2023/1937 remains under consideration. Sue Read, the Planning Officer, has advised that she is putting forward her recommendation shortly and it is expected a decision will be issued next week which will then determine what happens next. Once the application for the variation of conditions is determined, this will be reported back to enforcement for this case to be reviewed.
- **Hill View, Abinger Road, Coldharbour.** 23/181/ENF. Site visit undertaken and the enforcement officer has advised planning permission is required because of the raised platform. Other investigations underway re. Scheduled Ancient Monument through the site.
- **Dukes Head** – the last ENF case on file is 2023/0142/ENF which related to shipping containers, parking and turning circle, lorry activity which was closed in August 2023 due to no planning breach being identified. ¹
- **Kimberlee, Newdigate Road, Beare Green** –The last file for enforcement investigations dates back to 2009, with a certificate of lawfulness granted in 2010 for the use of the garage for fitting car alarms, parking sensors, navigation, car phone kits, car cleaning and sale of approx. 2 cars per month.

The Councillors insisted that laws and policies without enforcement are useless. The Clerk will continue to correspond with the Enforcement Team on a regular basis for further information.

¹ Further breaches have been reported to the Enforcement Team, and a response is still outstanding.

Dates of Next Meetings:

ANNUAL PARISH MEETING – Monday 11 March 2024

Full Parish Council Meeting – Monday 18 March 2024 at Beare Green Village Hall

Planning Committee meeting – Tuesday 02 April 2024

Finance Committee meeting: Tuesday 07 May 2024

All meetings begin at 7:30pm.