

**MINUTES OF THE PLANNING COMMITTEE MEETING
HELD ON MONDAY 05 JUNE 2023
IN CAPEL PARISH HALL**

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

In Attendance (part): Ms Lucy Amos (Item 6). Mr and Mrs Averill (Item 7(ii)).

2 **APOLOGIES FOR ABSENCE:** Mr Salter and Mrs Ryan.

3 **DECLARATIONS OF INTEREST:** Mrs Schryver (7(ii))

4 **PUBLIC QUESTIONS:** None

5 **MATTERS ARISING:** None

6 **PLANNING APPLICATIONS:**

- **MO/2023/0591 – Old Wattleurst Farm, Horsham Road, Capel.** This application for the erection of 2 No. single storey dwellings following the demolition of an existing non-agricultural. The Councillors viewed the application and could see no exceptional circumstances for building on land beyond the Green Belt. The site was not considered suitable because of its proximity to other developments, is not a Brown Field site, and had not previously been developed. The plans do not appear to provide safe access. The Parish Council recommended this application should be refused.
- **Application MO/2023/0600 – Misbrooks Green Farm, Misbrooks Green Road, Capel.** This is an application for permission in principle in respect of the demolition of 4 No. existing buildings and erection of 1 No. dwelling. This application had already been decided and approved. However, the Councillors were concerned that neighbouring properties were not informed of the planning application and had been unable to make comment on the application. The Case Officer would be contacted and asked to advise why this process was overlooked when the District Council is required to be inclusive and open in the preparation of all planning application decisions.¹
- **Application MO/2023/0526 – Land adjacent to Rusper Road, Capel.** This is an application for improvement of agricultural access route around the perimeter of the field. The Parish Council reviewed this application and took into consideration application MO/2023/0250, since decided. This application was wrongly advertised, stating it is in the Parish of Betchworth, when clearly the field is in Capel parish. Capel Parish Councillors did not review the application due to wrong information. The Parish Council suggested this misrepresentation could be grounds for a reversal of the decision. The current application MO/2023/0526 is for an access route to allow 8-wheel rigid haulage tipper lorries access onto the field. The increase in this type of traffic would not only be a safety issue but the implementation of this proposed haul road would change the current landscape. The Parish Council recommended this application should be refused.
- **Application MO/2023/0632 - Betchetts Brook, Horsham Road, South Holmwood.** This is an application for the demolition of existing garage and relocation of a new detached garage and workshop with home office space on the upper floor, new vehicle crossover and gravel driveway with a turning area. The Councillors considered the application and had no objections to the application.

7. **MO/2023/0298– Ark Cottage, Horsham Road, Beare Green.**

Mr Ball welcomed Ms Amos to the meeting and summarized the issue around the boundary of Ark Cottage. There had been concerns regarding the boundary since the cottage was redeveloped prior to the sale in 2021. The cottage has recently had a planning application approved, and the boundary plan registered with Mole Valley showed a significant difference to that recorded with the Lane Registry.

The Parish Council commissioned a Chartered Surveyor to review the plans and two breaches of trespass were defined. Ms Amos had been unaware of the trespass at the time of purchase. Mr Ball emphasized that an amicable practical solution must be reached, and it was suggested Ms Amos contact her solicitor and/or agent to have the matter rectified.

¹ Letter forwarded to Case Officer, Piers Mason and all Capel Parish District Councillors.

8. UPDATES

Mr Ball reminded councillors that the planning application for Hurst had been submitted to Mole Valley and it was likely the other two housing development applications would be submitted to Mole Valley. This was in spite of the Draft Mole Valley Local Plan being currently paused and the District Council asking for an amendment to have all Green Belt sites removed from the plan.

Redlands, The Street, Capel

Mr Ball informed the Committee that he and Mr Garber (the Parish Council's Special Advisor to the Local Plan) had met with representatives of the Denton Group to discuss the plans for the small housing development at Redlands, Capel. The final number of properties is still to be decided but the developers were keen to work with the local community. A public meeting is likely to take place before the planning application is submitted to Mole Valley.

Hurst, Vicarage Lane, Capel

The Councillors were reminded that planning application **MO/2023/0418** had been submitted to Mole Valley, and the Parish Council had tendered a letter of support.

Mr Averill addressed the meeting, asking if parking issues along Vicarage Lane had been considered. Mr Ball emphasized that the developers had taken parking issues seriously, ensuring adequate parking spaces for each property and including limited off-street parking for visitors on the site.

There were discussions regarding installing white or yellow lines along Vicarage Lane to discourage on-street parking. However, the majority of cars parked at the top of the Lane appear to have a connection to Carters Garage. It was suggested that a system could be introduced to try to keep car parking spaces on Carters site available for everyone. Cars left for a morning appointment could be collected by 13:00 leaving space for afternoon appointments to be delivered. This will be recommended to Carters Garage in an effort to alleviate the problem.

It was agreed that when the application is considered by Mole Valley, parking issues would need to be assessed by Surrey County Council Highways.

Breakspear, Old Horsham Road, Beare Green

Mr Ball mentioned that the developers had organised two public meetings, one in Capel and the other in Beare Green. This was to allow local residents an opportunity to view the proposed plans and make comments to the developers' planning team. The planning application for this development will not be submitted until the end of June. The Parish Council has drafted a letter of support to be forwarded to Mole Valley with the application.

Dates of Next Meetings:

Full Parish Council meeting – Monday 19 June 2023 – Capel Parish Hall