

**MINUTES OF THE PLANNING COMMITTEE MEETING
HELD ON MONDAY 1 AUGUST 2022
IN CAPEL PARISH HALL**

1 **IN ATTENDANCE:** Mr Garber (Chairman), Mr Ball, Mr McLachlan, Mrs Dale, Mr Ashwood, Mr Cox and the Clerk.

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

3 **DECLARATIONS OF INTEREST:** Mr Ashwood (Item 6 viii) ref MO/2022/0764

4 **PUBLIC QUESTIONS:** None

5 **MOLE VALLEY LOCAL PLAN:**

Mr Garber informed the Councillors that a pre-planning enquiry letter had been forwarded to Mole Valley District Council from the Consultants representing the land at Breakspear Farm, Old Horsham Road, Beare Green. This had been discussed with the Parish Council and suggestions had been put forward, ensuring the letter was correct. The letter should include information that The Dukes Head public house no longer exists, and Northbrook GP surgery, Warwick Road, South Holmwood is only open part-time. The Parish Council will submit a separate report supporting the proposal in line with the Local Plan strategy.

Local Plan Enquiry: The latest programme has been received from the Inspector. Copies were circulated to Councillors. The questions put forward in the programme will be addressed in the Parish Council's evidence. Mr Garber stressed that the questions were all positive and the sites which are being considered within the Parish had all been supported by the Parish Council.

Mr Garber informed the Councillors that he and Paul Uttley, the Planning Director of the Form Design Group will meet and draft a response and then meeting with the barrister. It is hopeful that legal costs could now be less than had been originally budgeted.

Mr McLachlan asked about the Wates site south of Beare Green. As it was not included in the programme, had it been dismissed? Mr Garber confirmed that this site had not been represented and the only comment the Inspector had made was to question whether the Local Plan had identified sufficient dwellings in the plan. As the enquiry was moving forward based on the original submission it must be considered numbers are satisfactory and the site will not be included.

6 **PLANNING APPLICATIONS:**

i. **Application MO/2022/0879 - MO/2022/0879** - Leith Hill Service Station, Horsham Road, Beare Green. This application for the installation of 5 No. electric vehicle chargers and associated infrastructure was discussed as the Full Parish Council meeting on 18 July 2022. The Councillors were informed that representation had already been made to the Planning Officer, suggesting further information be obtained from The Motor Fuel Group and Surrey County Council Highways Department before any decision is made. Whilst the Parish Council supports the application for electric vehicle chargers, provision must be made to ensure the forecourt area is sufficient to take all the cars wanting to obtain fuel, recharge and shop, without causing queuing onto the A24. The opportunity to create a filter lane just for charging points should be considered. Mr McLachlan reminded Councillors that the feasibility study for the A24 Beare Green roundabout is still outstanding. It was agreed the Clerk will contact Surrey County Council, asking for an immediate response and if this is not forthcoming, a reimbursement of the full payment of £5,000 will be requested.

ii. **Planning Application MO/2022/1112 – Land adjacent to 1 Broome Hall, Broome Hall Road, Coldharbour.** This is an allocation for the erection of one residential dwelling. There are issues and fundamental concerns relating to restraints based upon the protection of the area and landscape which is within the Green Belt and AONB. Consideration and attention must be given to the Parish Council's NDP especially policies ESDQ3 - Design of new development to be of high quality and ESDQ4 - Development must make a positive contribution towards the distinctive character of the village as a

whole and relate well to its site and surroundings. Coldharbour policy C-COP02 must be recognised: The natural and historic environment of Coldharbour and its surrounding areas must be afforded the highest levels of protection against any form of development, works or other. The Councillors agreed that no regard has been given to the NPPF, Green Belt or NDP and there is no justification for the development.

Mr McLachlan reminded the Councillors that application MO/2020/0180 has been approved by Mole Valley District Council even though an identical application MO/2013/1576 had been previously submitted, refused by Mole Valley and dismissed on appeal in 2014. The dismissal had regard to the Green Belt, AONB etc. Mole Valley should be reminded that the NPPF states that inappropriate development within the Green Belt is by definition harmful and should not be approved.

This current application is for a development which lies within the Green Belt and AONB, should not be approved and should be strongly challenged.

The Planning Committee recommended this application should be refused.

- iii. **Planning Application MO/2022/1226 - Land South of Trig Street, Newdigate.** This application is for prior notification for the change of use of an agricultural building to one dwelling (Use Class C3). The Committee questioned whether the building was being used as an agricultural building as no evidence has been produced to support the application. The application does not present as an appropriate development and as current use cannot be demonstrated it is not possible to agree to a Change of Use. The Planning Committee recommended this application should be refused.
- iv. **Planning Application MO/2022/1230 – Ark Cottage, Horsham Road, Beare Green.** This is an application for the erection of two storey side extension.
 - v. The Committee notes with concern that the proposed development is based upon land which is not title to the current holder. It should be noted the Parish Council would object to any further development and notes the extension could be trespass onto land which is owned by the Parish Council. Letters outlining the current concerns will be sent to Mole Valley, the owner of the property and the agent.
- vi. **Planning Application MO/2022/1089 - Misbrooks Green Farm, Misbrooks Green Road, Capel.** This is an application for a Certificate of Lawfulness for an existing development in respect of land and buildings in use for agricultural and equestrian for a period in excess of 10 years. The Committee agreed the development is and has been in continual agricultural and equestrian use and therefore recommends the application should be approved.
- vii. **Planning Application MO/2022/1238 - Amarda, 24, Leith Road, Beare Green.** This is an application for the demolition of existing garage and erection of an attached garage and workshop and new front entrance porch to dwelling. The Committee regarded the application and considered it would have a significant impact upon the adjacent property. It would be contrary to Policy BGD01. Mole Valley policy ENV22 and ENV23 indicates inappropriate scale and appearance and respect for setting. The Committee regarded this as a significant alteration and recommended the application should be refused.
- viii. **Planning Application MO/2022/0764 – 101 The Street, Capel.** This is an application for the erection of first floor rear extension. The Committee considered the application and were reminded that policy ENV22 should be considered regarding the scale, character, bulk and proportion of the extension. It was pointed out that this was a first-floor rear extension, with the ground floor already being present. The Committee had concerns regarding the slope on the proposed extension roof and the windows, both of which would be visible from The Street and would detract from the original style of the property.

The Council discussed the concerns with the owner, and suggested alterations to the roofline. It was agreed that a letter would be forwarded to Mole Valley, advising of the Parish Council’s discussions and suggestions, recommending a revised submission be submitted.
- ix. **APPEAL – Planning Application 2019/0297/ENF – 2 The Nest, Abinger Road, Coldharbour.** An appeal has been made to the Secretary of State against enforcement notices issued by Mole Valley District Council on 17 June 2022. The enforcement notice was issued for the following reasons:
“Without planning permission, the carrying out of an unauthorised operational development creating a retaining wall with external cladding.”

The enforcement notice requires the following steps to be taken:

(1) Reduce the height of the wall by 300mm (equivalent to the removal of 4 courses of brick or 1.5 blocks).

(2) Remove the brick cladding from the face of the blockwork and replace with brickwork to match the local red/orange brick used within the traditional buildings and boundary walls in the village (for example, refer to the brickwork of the neighbouring building, 1 & 2 Honeysuckle Cottage). The wall should have a rounded capping formed from either half round bricks or of rounded stone, but not brick on edge.

(3) The mortar should be 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.

The appellants have appealed against the notice.

It was agreed that the Clerk will forward all Councillors a copy of the response sent to PINS supporting the original appeal.

A response to the appeal to the Secretary of State will be deferred until the next Full Parish Council meeting scheduled for Monday 15 August.

7. PROPOSAL FOR RESTORATION OF CLOCKHOUSE QUARRY, CAPEL:

Mr Garber informed the Committee that he and Mr Ball had met with SUEZ Recycling and Recovery UK, the current owners of the worked-out areas of Clockhouse Quarry located off Horsham Road in Capel

The site has been closed for many years, but under the existing mineral permission SUEZ is required to design and carry out a restoration scheme for the worked-out areas of the clay quarry. Planning Permission to restore the site in a way that will blend with the surrounding landscape and create a safe, sustainable landform with appropriate drainage will be applied for. Currently the excavated areas are flooded with surface water and water levels are controlled by active pumping. These large water bodies present a health and safety risk in relation to unauthorised access by members of the public and a bird strike risk, being on the flight path to Gatwick airport.

SUEZ will submit plans which have a focus on biodiversity net gain, creating sustainable wetland habitats along with deciduous woodland and grassland. They are working with expert consultants and have taken into consideration the unique wildlife of the area, including the great crested newts which have made the area their home.

In order to complete restoration of the site, we will be applying for permission to bring in inert material to fill the quarry void, raising the base levels to create a valley landform. Importing material is a necessary step towards final restoration and closure of the site, making the area safer by reducing the area and depth of the ponds and protecting against bank collapse. It is proposed to submit the planning application in 2023 with strategy to complete by 2024.

This restored quarry will not be open to the public but there will be a viewing area.

SUEZ have confirmed they will be looking at traffic movement and restrictions whilst the works are in progress.

Mrs Dale mentioned the bridle path and asked if the introduction of a new safer bridle path could be considered whilst the restoration works are in progress.

Date of Next Meetings:

Full Council Meeting: **Monday 15 August 2022**

Planning Committee: **Monday 5 September 2022**

Finance Committee: **Monday 12 September 2022**

All commence at 7:30 pm in Capel Parish Hall.