

## MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON MONDAY 6 JUNE 2022

1 **IN ATTENDANCE:** Mr Garber (Chairman), Mr Ball, Mr McLachlan, Mrs Schryver, Mrs Dale, Mrs Ryan, Mr Ashwood, Mr Cox and the Clerk.  
District Councillor Caroline Salmon (part)

2 **APOLOGIES FOR ABSENCE:** Mr Salter.

3 **DECLARATIONS OF INTEREST:** None.

4 **PUBLIC QUESTIONS:** None

5 **MOLE VALLEY LOCAL PLAN:**

Mr Garber informed the Councillors of the Parish Council's current position regarding the Local Plan. The Inspectors have now been reduced to one, which will have an impact on the delivery date of the final report.

The Local Plan examination is structured into three stages beginning on 22 June and running through until 14 October 2022. The site allocations will be delivery in Stage 3 of the examination, with Beare Green in Matter 9 on 30 September and Capel Matter 10 on 11 October. Mr Garber stressed that reference to the current Capel Neighbourhood Development Plan will be included in one of these stages.

The Parish Council will attend the Housing Need and Supply plus Green Belt Matter on 19/20 July.

Mr Garber and Mr Ball, along with the Parish Council's appointed Counsel met recently with developers and consultants of sites in Beare Green and Capel and agreed an evidence strategy.

- **Beare Green - Breakspear**

Capacity circa 55 dwellings providing 40% affordable. Open Space and Car Parking to be secured with Section 106. Open Space and Car Park to be transferred to CPC with payment. Open Space and Play Area will be constructed at the onset of the development. Car park will be ready for use before 75% of the development is completed. There will be a pre-application consultation with the Parish Council in July 2022. This will also include a review of the Green Belt and Settlement Boundary.

- **Capel Sites**

**Redland** now under the ownership of Denton Homes. A maximum of 5 houses all backing onto countryside away from frontage houses. Denton Homes will consult with the Parish Council regarding layout and design.

**Capel House Farm**

Maximum number of houses 12 to include open space and 40% affordable mix to meet Mole Valley Local Plan guidance.

**Hurst, Vicarage Lane.**

Maximum numbers 14/16 dwellings, comprising houses and flats. A 40 % affordable mix in accordance with Mole Valley Local Plan guidance. All to be high-quality design and the developer will consult with the Parish Council.

**Box Hill Caravans. Coles Lane site.** No changes.

All housing is to be delivered in first five years of the plan.

Capel NDP status is to be discussed at Examination. The plan remains operational until 2026. The Capel NDP is currently being reviewed and amendments made in order to avoid a full revision and further huge financial outlays.

It is possible the Inspector's Report could be available by February 2023. Once delivered the Report is binding.

Mr Garber advised that representation has been made by consultants on behalf of The Wates Group regarding the land south of Beare Green. The representation relates to the housing needs in the area. A copy of this representation has been forwarded to the Parish Council's barrister and his view is that

it does not address the issues the Inspector will have, as there appears to be significant capacity available in urban areas.

It is considered that site capacity assessment made by Mole Valley planners have been understated to allow for an increase in numbers.

The Councillors questioned the cost of the Parish Council's legal representation, and it was suggested that the costs could be half of what was previously budgeted. Councillors were reminded the budget extends over three years, so not all costs will be incurred immediately.

Councillors were advised that the West Sussex Local Plan has not yet been published. Once it is available, copies will be made available to all Councillors.

## 6 PLANNING APPLICATIONS

- i. **Application MO/2022/0739 - 4 Stockrydons, Henfold Lane, Beare Green.** This is an application for prior notification for the erection of a single storey rear extension of 4.00 metres deep and 3.93 metres high with a height at the eaves of 2.50 metres. The Councillors were reminded that this is a proposal comprises an end of terrace two storey extension. An earlier application for a 6m extension (this proposal is 4m deep) was refused planning permission. Notwithstanding the reduction in depth and permitted development considerations to proposal would still have a significant and adverse impact upon the neighbouring (adjoining) semi-detached residential property to their detriment. This application was determined by Mole Valley on 31 May 2022 as **PRIOR APPROVAL NOT REQUIRED**. District Councillor Salmon addressed the Committee, stating that 2 administrative errors had occurred in the Officer's decision making – there was no mention of a letter of objection in the Officer's Report nor any mention of the appeal. Both errors have been reported and this was now with Mole Valley's Legal Team. The Parish Council agreed that this could be a request for a judicial review depending on the Legal Teams findings.  
In the meantime, it was agreed a letter outlining the Parish Council's dissatisfaction with the Mole Valley Planning Officers. The letter will be addressed to Piers Mason, the Interim Deputy Chief Executive, Executive Head of Service (Planning and Regulation) for Mole Valley and copied to Karen Brimacombe Chief Executive of Mole Valley and Michael Gove MP.
- ii. **Planning Application MO/2022/0683 – 4 Henfold Cottages, Henfold Lane, Beare Green.** This is allocation to raise the ridge height and erect a two-storey extension to the existing detached garage and store, addition of a dormer window to create a habitable accommodation. These alterations to provide accommodation for a full-time carer. The alterations will significantly alter the character of the dwelling, having regard to height, scale and mass. The roof scope due to the extension will have an adverse impact of the character of the property. Although the Councillors are sympathetic to the objectives and needs, an alternative approach in this Green Belt location should be considered. The application does not meet these Mole Valley and Capel NDP policies - ENV 22 Criteria 1, 2 & 3 ENV 23 Respect for the setting. Criteria 1 and 5 ENV 32 Home Extension Criteria 1, 2, 3 & 5 Capel NDP ESDQ4 – Design and BGPO1 – Extensions and Alterations. RUD 7 (Criteria 1 and 2) and RUD9 (Criteria 1 and 2)  
The Planning Committee recommended that this application should be refused.
- iii. **Planning Application MO/2022/0725 – Campden, Highland Road, Beare Green.** This is an application for the erection of a two-storey rear extension with side dormers. The extension should result in a dwelling similar in scale to the neighbouring property, but its mass would wholly compromise the street character, which is predominantly that of bungalows, resulting in a design which is inappropriate and lacking in vision and quality.  
None of the following Mole Valley or Capel NDP policies have been met:  
**Capel NDP** - ESDQ 3 Local Character; ESDQ 4 Building Style; BGPO1 Extensions and Alterations in the Green Belt.  
**MVLP** - ENV 22 Criteria 1 Scale, form and appearance. Criteria 2 Neighbouring properties. ENV 23 Respect for Setting – Criteria 1; ENV 24 Space Around Building; ENV 32 House Extensions Criteria 1, 2, 3, 4 & 5. The Planning Committee recommended that this application should be refused.
- iv. **Planning Application MO/2022/0703 – Kitlands, Broomehall Road, Coldharbour.** This is an application for the erection of a pool building and swimming pool and tennis pavilion following

demolition of existing outbuildings. The Parish Council has recently supported proposals for the redevelopment of Kitlands. These proposals are part of the comprehensive redevelopment.

The Planning Committee has no objection to this application and recommended approval.

- v. **Planning Application MO/2022/0836 – 1 Clockhouse Cottages, Horsham Road, Capel.** This is application for the erection of a two-storey side/rear extension and single storey rear extension, erection of a loft conversion with 1 no. rear dormer window. This property is located in the Countryside Beyond the Green Belt. It is an end of terrace property with the proposed side extension and new dormer having a significant adverse impact upon the character of the terrace. In policy terms the application with contrary to:

Policy CS14 – criteria 2 (poor quality design); ENV 22 criteria 1 (inappropriate); criteria 2 (significant harm); criteria 3 (character); ENV 23 – respect for setting; criteria 1 – scale, character and bulk; ENV 32 – House Extensions – does not meet criteria 1 – 3 and 5. RUD7 – criteria 1 disproportionate addition, criteria 2 – detriment from appearance and character.

**Capel NDP** - Contrary to ESDQ4.

The Planning Committee recommended that this application should be refused.

- vi. **Planning Application MO/2022/0845 – Fairwater, Newdigate Road, Beare Green.** This is an application for the erection of a first-floor extension, changes to the roof to a double gable with a dormer to match front elevation, erection of a replacement conservatory and porch extension. This is a substantial detached dwelling in the Green Belt outside the Beare Green settlement boundary. It is in close proximity to the adjacent dwellings ‘Little Orchard’ and ‘Ketleas’. In overall terms the proposed rear elevations and the south-east side elevation in combination with other elevations would have a significant and overbearing impact. In policy terms the proposals are contrary to Core Policy CS14 having regard to Criteria 2 (Poor Quality Design).

**MVLP Policies** ENV22 Criteria 1 – scale, form and appearance. Criteria 2 impact upon the amenities of neighbouring properties. ENV 23 – Does not respect the setting having regard to criteria 1 – scale, character, bulk and proportions and criteria 5 – Green Belt impact. ENV 32 – House Extensions, criteria 1, 2 and 3 are not met.

**Capel NDP** ESDQ 3 and 4 Design. CABGP01 Beare Green specific policy regarding extensions and alterations.

The Councillors discussed the application and recommended planning permission should be refused having regard to the overwhelming failure to meet policy.

- vii. **Planning Application MO/2022/0800 - Aspro Nissi, Newdigate Road, Beare Green.** This is an application for the erection of a porch extension, removal of existing roof and replace with raised roof with front hip to gable end, erection of rear dormer and 2 No. front dormer windows.

The Councillors were reminded that in April 2022 two applications were approved by Mole Valley, one being for a single storey rear extension and the other for a loft conversion with a rear roof dormer. The property lies in the Green Belt east of Beare Green and beyond the village settlement boundary being in a Green Belt rural setting. Policy RUD3 must be considered having regard to the bulk of the extension considering criteria 1 of the policy as well as the ENV policies of the MVLP ENV 22 (criteria 1 – 3), ENV 23 (Respect for the Setting) – criteria 1 and 5, ENV 32 (House Extension – criteria 3 which has regard to retaining the existing character and style) together with Policy CS14 criteria 2 which has regard to the quality of design. Design is also material in relation to the Capel NDP. Although in a substantial setting its scale, bulk and mass will have an inevitable impact upon the two neighbouring properties – in particular ‘Briar Lea’. Having regard to the above, a modest (further) extension would seem a more appropriate planning and design solution in the Green Belt location. The Councillors therefore recommended this application should be refused, with a recommendation regarding an amended design.

- viii. **Planning Application MO/2022/0717 – Hill House Cottage, Misbrooks Green Road, Capel.** This is an application to convert an existing garage to habitable room and create a pitch roof link extension. Erection of link extension to house and demolition of existing detached car port/storage area. Approval for this dwelling was refused in 2021 having regard to its bulk when considered against the background of Policy RUD 7. Fundamental to the Policy is that the proposal should not be disproportionate to the original dwelling nor detract from its character. The original structure was 20m in width whereas the overall width now proposed is 45m. Having regard to scale (ENV 22), overdevelopment and Green Belt considerations (ENV 23) and ENV 32 (Extensions, character and

style) the proposals are considered unacceptable. No planning justification has been provided to support the development and the Committee recommended the application be refused.

- ix. **Planning Application MO/2014/1009/SCC – South Holmwood Brickworks, Thurbarns Hill, Newdigate.** This is an application for the Review of Mineral Planning Permission (ROMP) for the determination of full modern conditions under the Environment Act 1995, for the continued extraction of clay granted under planning permission ref: MO96/0810 dated 7 October 1996. The Committee has no objection to these works.
- x. **APPEAL – Planning Application MO/2021/1435 – Land adjacent to Glendower, Vicarage Lane, Capel.** This appeal is regarding the refusal to allow an erection of a two-storey detached dwelling. The Parish Council responded to the Planning Inspectorate enclosing a copy of the letter to Mole Valley recommending refusal and detailing the CPC Planning Report which set out the reasons for the Parish Council's recommendation for refusal.
- xi. **Grene Trest, Horsham Road, Beare Green**  
A further letter will be sent to the Mole Valley Enforcement Officer and Planning Officer, as work continues notwithstanding warnings.

**Date of Next Meetings:**

Full Council Meeting: **Monday 20 June 2022 – John Venus Hall, Coldharbour**

Planning Committee: **Monday 11 July 2022**

Finance Committee: **Monday 12 September 2022**