

**MINUTES OF THE PLANNING COMMITTEE MEETING
HELD ON MONDAY 06 DECEMBER 2021**

- 1 **IN ATTENDANCE:** Mr Garber, Mr Ball, Mr McLachlan, Mrs Dale, Mrs Schryver, Mrs Ryan and the Clerk.

In Attendance: Matt Judge, Director Judge Architects and Mr Preece

- 2 **APOLOGIES FOR ABSENCE:** Mr Salter, Mr Cox and Mr Ashwood

- 3 **DECLARATIONS OF INTEREST:** None.

4. **PUBLIC QUESTIONS:** Mr Judge was attending the meeting to discuss Agenda Item 5(iv) (MO/20201/1734). Mr Judge addressed the Council, stating that now a Certificate of Lawfulness had been granted for the installation of a new first floor structure, it was inevitable some development would take place. Mr Judge stressed that the development of two semi-detached properties would be more beneficial to the community. Both properties would have hard standings for off street parking and landscaping for personal recreational use. Both properties would also benefit from electric vehicle charging points. Mr Judge considered the proposed dwellings were in keeping with the character of the village and would enhance the area and would be highly efficient. Mr Garber thanked Mr Judge for attending the meeting and his observations. He advised that the Committee would take these into consideration when deciding on the application.

5. **CONSIDERATION OF PLANNING APPLICATIONS:**

- i. **Planning Application MO/2020/0913 and MO/2021/1964 – Grene Trest, Horsham Road, Beare Green.** Since application MO/2020/0913 was approved, there have been several changes and the Parish Council has questioned whether the building is compliant with the approved application. There had been a site inspection by Mole Valley’s Enforcement Officer and issues needed to be resolved. MO/2021/1964 relates to the retention of a retaining wall. Mr Garber has been in discussion with the owner of the property and a meeting will be arranged to discuss possible irregularities and landscaping considerations.¹ It has been suggested that application MO/2021/1964 be withdrawn. The Case Officer and Enforcement Officer will both be advised that the meeting is being arranged and no determination on the application should be made before the meeting.
- ii. **Planning Application MO/2021/1832 – Long Barn, Ockley Road, Beare Green.** This is an application for the addition of cladding/cart shed doors to existing barn. You will recall the Parish Council has submitted its objection to this application on 10 November 2021. Local residents have now made the Parish Council aware that there has been a change to the Planning Design and Access Statement (24 November 2021). The Parish Council has asked Mole Valley for confirmation of this change, as notification has not been received. Once notification of change is received, the Parish Council would ask Mole Valley for time to review the changes and if necessary, submit an updated response²
- iii. **MO/2021/1880 – Chance, Springwell Road, Beare Green.** This application for Certificate of Lawfulness for the proposed development in respect of a loft conversion with rear dormer window and front rooflight. This application has already been reviewed by Mole Valley and approved. The Council would have recommended approval if an extension of time had been granted.
- iv. **MO/2021/2090 – Jabez, 2 Highland Road, Beare Green.** This is an application for Certificate of Lawfulness for a proposed development in respect of the removal of the existing roof structure and associated ceilings to existing wall plate level; installation of new first floor structure onto wall plate; installation of first floor walls and installation of new trussed rafter roof structure; new external walls and new roof are to be clad with plain clay tiles to match existing; removal of side extension with shallow pitched roof; construction of new pitched and hipped tiles roofs over existing single-story

¹ A meeting has been arranged for Thursday 9 December 2021 with the owner of Grene Trest, Mr Garber and Mr Ball. Mole Valley District Council Case Officer has been advised.

² Mole Valley District Council has forwarded the information relating to the change.

parts not being extended vertically. The Parish Council had not supported this application and made recommendation to Mole Valley that the application should be refused. However, the Certificate of Lawfulness was approved by Mole Valley District Council on 6 December 2021.

- v. **MO/2021/1734 - Jabez, 2 Highland Road, Beare Green.** This is an application for the demolition of existing dwelling and erection of 2 No. new semi-detached dwellings with associated hard standing and landscaping. Mr Garber addressed the Committee and explained that as the application for a Certificate of Lawfulness MO/2021/2090 for the installation of new first floor structure had been approved, development would go ahead even if planning permission for the 2 dwellings is refused. The Councillors discussed the application for the demolition of the existing dwelling and the erection of the new dwelling agreed the 2 dwellings would benefit the local community. The Committee unanimously agreed this application should be approved.
- vi. **MO/2021/1932 – The Black Hut Lodge, Henfold Lane, Beare Green.** This is an application for the change of use of existing fishery lodge to a residential occupation as a fishing bailiff's dwelling. There was debate as to whether the proposed development did fall within Capel Parish. It was decided it was a border-line application and therefore would be discussed. The second issue was to consider whether the proposed change of use would provide appropriate residential accommodation. If the application was approved, there would be nothing to prevent disposal as a dwelling. The site lies in the Green Belt. It was considered this would constitute inappropriate development and the Committee was unable to see any justification for granting a Change of Use application. The Committee recommended this application should be refused.
- vii. **MO/2021/1967 – The Firs, Horsham Road, Beare Green.** This is an application for the erection of a detached double garage. The proposed location of the double garage will be intrusive in the Green Belt location. The Committee could consider a more appropriate would be at a location east of property “Kimbers” and property “The Firs”. As the application appears at present, the Parish Council recommended this application should be refused.³
- viii. **MO/2021/1969 - 16 Woodside Road, Beare Green.** This is an application for a Certificate of Lawfulness for loft conversion with rear dormer windows and front rooflights. The Committee considered the proposal has a total disregard for policies contained in the Mole Valley Local Plan and the Capel NDP relating to design and visual impact. The Parish Council recommended this Certificate of Lawfulness should be refused.⁴
- ix. **MO/2021/2059 - 5 Henfold Cottages, Beare Green.** This is an application for the erection of a single storey side extension and garage. The site is in the Green Belt. The Committee did not consider the development would have any adverse effect to neighbouring properties. The design has been well thought out and would not conflict with the Mole Valley Local Plan. The Parish Council recommended this application should be approved.
- x. **MO/2021/2074 - 64 The Street, Capel.** This is an application for the erection of a single-storey rear extension. The Committee considered the fact that the property in the Capel Conservation Area. The proposal is for a modest rear extension which would not impact on the neighbouring properties, the countryside (Green Belt) or the Capel Conservation Area. The design of the extension will retain the prevailing character of the house. The Committee recommended this application should be approved.
- xi. **MO/2021/2179 - Mulberry House, Henfold Lane, Beare Green.** This is an application for the erection of a dwelling following demolition of an existing workshop building. This property is location with the Green Belt and access has not been demonstrated. The Committee recommended this application should be refused.
- xii. **MO/2021/2047 - Crackerbarrel Farm, Horsham Road, Beare Green.** This is an application for the conversion of an existing house into 2 No. houses. Permission has been granted for a single dwelling and the owner is now proposing two semi-detached properties. The Council considered the previously granted permission and therefore recommended this application should be approved.

³ Application MO/2021/1967 has now been approved.

⁴ Application MO/2021/1969 has now been approved.

6. MVDC DISTRICT BOUNDARY CHANGES:

Mr Garber showed the Committee a plan showing proposed boundary extensions. It was agreed that although the proposal is for boundary extensions, this would have no effect on Parish Councils and make little change to the existing ward boundaries.

Date of Next Meetings:

Planning Committee: Tuesday 4 January 2022

Finance Committee: Monday 10 January 2022

Full Council Meeting: Monday 17 January 2022