

**MINUTES OF THE PLANNING COMMITTEE MEETING  
HELD ON MONDAY 02 AUGUST 2021 in Capel Parish Hall at 7:30 pm**

1 **IN ATTENDANCE:** Mr Garber, Mr Ball, Mr McLachlan, Mr Salter, Mr Cox, and the Clerk.

2 **APOLOGIES FOR ABSENCE:** Mrs Ryan, Mrs Schryver, Mrs Dale and Mr Ashwood

3 **DECLARATIONS OF INTEREST:** None.

4. **PUBLIC QUESTIONS:** None.

5. **CONSIDERATION OF PLANNING APPLICATIONS:**

- i. **Application MO/2021/1210 – Derry Stud, Henfold Lane, Beare Green.** This is an application for a Certificate of Lawfulness for a proposed development in respect of a single storey rear extension and detached outbuilding. The council believes the basis of the application is for proposals which in the view of the applicant do not require planning permission. Derry Stud is an extensive residential property in the Green Belt. The applicant has failed to provide any justification for an extension the proposals not being supported by any planning statement. In relation to the outbuilding its purpose has not been described accordingly the council cannot determine why the building is required. In Policy Terms it is outside the Beare Green Settlement Boundary. The council recommended that the Certificate of Lawfulness should be rejected, and a planning application submitted for further consideration.
- ii. **Application MO/2021/1275 – The Old Stores, 123 The Street, Capel.** This is an application for the removal of 1 horse Chestnut tree located at the front of the property. The council considered the application and could see nothing to indicate the condition of the tree or a reason for its removal. This property is in the conservation area, and the tree fronts the road. There is a TPO in place. In the absence of any supporting information, it is considered the tree contributes to the street scene. The council was informed that the 2021 NPPF emphasises the importance of trees being retained where they contribute to the character of the area. The council recommended that the application be refused.
- iii. **Application MO/2021/1236 – Kitlands, Broomehall Road, Coldharbour.** This is an application for a Certificate of Lawfulness for a proposed development in respect of two, single storey rear extensions. The site falls within the Green Belt. Mole Valley policies ENV 22 and 32 apply to this application as do Capel NDP policies ESDQ 4 and CA COP0 1. The site falls adjacent to the Coldharbour Conservation Area. The council considered the application and recommended the Certificate of Lawfulness should be refused, and formal planning permission should be applied for.
- iv. **Application MO/2021/1083 – Flat 1, The Mews, Rusper Road, Capel.** This is an application for Listed Building Consent for the replacement of 3 No. windows. The council reviewed the Heritage Statement and photographs submitted and recommended this application should be approved.
- v. **Application MO/2021/1171 and 1174 – Brackenfell, Vicarage Lane, Capel.** These two applications have been submitted for the same property. Application MO/2021 1174 is for a Certificate of Lawfulness as an alternative to the main proposal MO/2021/1171 being for the erection of a single storey side extension to the dwelling. Brackenfell is a substantial plot which lies outside the Capel Village Settlement but is within the Green Belt. An earlier application was refused planning permission by Mole Valley. This proposal is more substantial. The proposal is supported by a Design and Access Statement which has regard to both Mole Valley and Capel NDP Policies. In relation to Mole Valley policies which seek compliance with ENV 32 House Extensions it does not meet the overriding criteria of ENV 22. The Capel NDP Policy ESDQ 6 has regard to development on the village edge and its connection to the countryside. The application of this policy is not appropriate in this case. The proposals conflict with policy and would not meet a reasoned justification for supporting a Certificate of Lawfulness. The council recommended that both applications be refused.

## **6. ENFORCEMENT UPDATES:**

The council was advised that the two outstanding enforcements – MO/2019/1907 2 The Nest, Abinger Road Coldharbour and MO/2021/1272 – Riverdale Farm, Rusper Road, Capel were both being reviewed by Mole Valley Enforcement Team.

MO/2019/1907, appeal reference APP/C3620/D/20/3247192, was currently being reviewed by Mole Valley's Legal Team and further information will be shared with the parish council once a decision on the way forward is reached.

MO/2021/1272 is still with the Planning Department for a decision. Works have been carried out on site before any formal decision had been made.

As soon as further information is received, the Clerk will ensure all Councillors are kept up to date.

## **7. MOLE VALLEY LOCAL PLAN TIMETABLE:**

A copy of the proposed timetable had been circulated to all councillors prior to the meeting. Mr Garber confirmed that he had contacted Mole Valley to ask whether the publication of the 2021 NPPF would be likely to delay the Plan. He was assured this would not happen but there would need to be new emphasis in the Plan to include the NPPF updates.

Mr Garber said that extra time will be needed to be included in the October planning meeting to discuss and consider the detail of the Plan, which would be available to study at the end of September.

## **8. GATWICK AIRPORT SECOND RUNWAY PROPOSAL:**

The council was assured that Capel Parish Council had responded to this proposal, opposing the plan for this runway. A letter had been forwarded to Mole Valley which had been copied to Surrey Council and the Transport Secretary.

\*Since the meeting Mr McLachlan has obtained clarification from GACC regarding the proposal. It was confirmed that Gatwick are using a Development Consent Order for this proposal which does enable them to circumvent some aspects of the planning system. GACC will be publishing a newsletter in the next few weeks which will have a clear indication of timescales and what parish councils and the public should do. The council will continue to be updated.

### **Date of Next Meetings:**

Full Council Meeting: Monday 16 August 2021

Planning Committee: Monday 06 September 2021

Finance committee: Monday 13 September 2021

All meetings will commence at 7:30 pm in Capel Parish Hall subject to government guidelines.