

**MINUTES OF THE PLANNING COMMITTEE MEETING
HELD ON MONDAY 14 JUNE 2021**

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

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

3 **DECLARATIONS OF INTEREST:** None.

4. **PUBLIC QUESTIONS:** None.

5. **CONSIDERATION OF PLANNING APPLICATIONS:**

i. **Application MO/2021//0709** - Romany Glen, Highland Road, Beare Green. This is an application of the erection of a single dwelling with associated parking and landscaping.

This is a second application for development to which the council has recommended planning permission should be refused. The proposal was withdrawn. This is a corner site to the south of the village. Part of the site falls outside the settlement boundary and lies within the Green Belt. The following policies were considered:

- The Mole Valley Core Strategy 2009
- The Mole Valley Local Plan
- The Capel NDP 2017

Mole Valley Policies

- ENV 22 - Harm to the amenities of adjacent properties; Safe access to the site not provided
- ENV 23 - Setting and overdevelopment; Impact on the Green Belt visual
- ENV 24 - Density-cramped appearance
- Policy RUD 1 applies
- Policy RUD 4 Contrary to criteria 1,2 and 4

Capel NDP

- Contrary to ESDQ 2 - Sustainable Drainage
- ESDQ 3 - Design
- ESDQ 4 - Building Style
- CA BGPO 1

The council considered all the elements and unanimously recommended that this planning application should be refused.

ii. **Application MO/2021/0501 - 20 The Street, Capel.** This is an application for the erection of a single storey rear extension. The council reviewed the following policies:

Mole Valley Policy

- ENV 22 Meets criteria
- ENV 23 Setting
- ENV 32 Extensions
- NDP Policy
- ESDQ 3 - Design
- ESDQ 4 - Building style

The dwelling is within the Capel Settlement Boundary, but the extension will not impact upon the neighbouring property to the north. The council therefore recommended that this planning application should be approved.

iii. **Application MO/2021/0659 - Kitlands Farmhouse, Anstie Lane, Coldharbour.** This is an application for the reduction of a cherry tree. The council considered this will not have any adverse impact on the area, and therefore agreed that this application should be approved.

iv. **Application MO/2021/0694 - Broome Hall House, Coldharbour.** This is an application for a Certificate of Lawfulness for the existing use in respect of land having been within the domestic curtilage for a period of over 10 years. The council reviewed the application and found that the supporting documents fail to demonstrate that the area of land to the west of the house has been, or ever was, part of the dwelling and has been used as such for the past 10 years. Declarations do not demonstrate

the land has been used as part of the residential amenity. It was agreed that the application should submit a formal application for Change of Use to residential for any consideration to be made. The council recommended that the Lawful Certificate should be refused but the council might consider a change of use.

- v. **Application MO/2021/0744 - 36 The Street, Capel. This is an application to** replace existing dilapidated windows to the first-floor rear in a style reflecting the character of the dwelling. The council agreed that the proposal has regard to the village character and therefore comply with policy ESDQ 3 and the general policy considerations in the NDP. The council recommended that this application should be approved.

6. **Development in Coles Lane, Ockley. MO/2021/0804.**

This is a further application for residential development south of Coles Lane adjacent to the railway embankment. The council was advised that there have not been any circumstances to warrant the proposal not only having regard to location, impact upon the countryside, access and impact to the environment. The proposals are considered premature in advance of the Mole Valley Local Plan, for which no representations has been submitted at the consultation Regulation 18 stage.

Representations should be made to Mole Valley District Council and Ockley Parish. In the meantime, the chairman of the Planning Committee will contact the Chairman of Ockley Parish Council to discuss the matter further.

7. **Application The Dukes Head Public House, Horsham Road, Beare Green. MO/2020/1968**

This application was considered by Mole Valley Planning Committee and the final decision has been deferred. It was agreed that the council would resubmit the letter of objection. A copy of the letter and letter from the Parish Council would be forwarded to all members of the Mole Valley Planning Committee to ensure that they had all had an opportunity to be made aware of the objections.

8. **The Crown Public House, The Street, Capel. MO/2021/0587**

We have been given an indication that a proposal may be submitted for land to the rear of The Crown with access via the pub amenity space onto The Street. This would be contrary to the strategy for development west of the village impacting upon the Green Belt and countryside.

It was agreed the chairman of the Planning Committee would speak to the owner of The Crown and in the meantime the Clerk would ask for an extension of time to submit a recommendation.

Date of Next Meetings:

Full Council Meeting: Monday 21 June 2021

Planning Committee: Monday 5 July 2021

Finance committee: Monday 13 September 2021

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