

**MINUTES OF THE EXTRA PLANNING COMMITTEE MEETING  
HELD REMOTELY ON WEDNESDAY 21 APRIL 2021**

- 1 **IN ATTENDANCE:** Mr Garber (Chair), Mr Ball, Mr McLachlan, Mrs Schryver, Mrs Dale, Mrs Ryan, Mr Salter, Mr Ashwood, Mr Cox and the Clerk.  
  
**In attendance:** Mrs D Thorpe, Mr N Gill, Mrs J Watts, Mr R Tyson-Davis, Mr P Partridge, Mrs S Wyborn, Mr D Silliman, Rev. Mrs L Richardson, County Councillor Helyn Clack.
- 2 **APOLOGIES FOR ABSENCE:** None
- 3 **DECLARATIONS OF INTEREST:** None.
- 4 **PUBLIC QUESTIONS:** Mr Silliman addressed the council regarding planning application MO/2021/0238, Redlands, 62 The Street, Capel (5(v)). Mr Silliman said he spoke on behalf of a number of concerned residents, as they consider the application for a single storey extension to the property to be unsuitable for the area. Mr Silliman said that this property had already been extended and this further extension would visually overpower neighbouring properties. His comments have been backed up by objection letters from neighbours, all of which have been forwarded to Mole Valley District Council. The council has received copies of all these responses. There was also concern that no public notice of the proposed planning application has been displayed for residents to view.
5. **CONSIDERATION OF PLANNING APPLICATIONS:**
  - i. **Application MO/2021/0357 - Palmers Farm, Newdigate Road, Beare Green.** This is an application for This is prior notification for the change of use of the existing agricultural buildings to 5 No. dwellings (Use Class C3). The council discussed the proposal and agreed there are issues of sustainability, and the failure to demonstrate that the proposal does not compromise existing agricultural activities. The approved Core Strategy does not support the development having regard to: CS 1 - Sustainability and Green Belt Provisions; CS 2 - Sustaining the rural economy; CS 13 - Landscape Character; CS 14 - Provision of Affordable Housing. The NPPF: Protecting the Green Belt; Development inappropriate with no special circumstances. Mole Valley Local Plan: ENV 22 - criteria 7; ENV 24 - Cramped appearance- no private amenity space; RUD 5 - No low-cost housing; RUD 17 - Not farm diversification; RUD 19 – Re-use and adaption of rural buildings - criteria. Capel Neighbourhood Development Plan: CA WS 2 - Retaining employment; CA ESDQ 2 - Sustainable drainage; CA ESDQ 3 - Design; A ESDQ 4 - Building Style. The site is outside the village settlement boundary and is unrelated to facilities. Regarding the provisions of CS 14 which relates to affordable housing contributions in rural areas where the maximum combined floor space exceeds provision should be made and the proposals do not make any such provision. The Council unanimously agreed this application be refused.
  - ii. **Application MO/2021/0213 – The Annexe, Osbrooks Farm, Horsham Road, Capel.** This is an application for the use of annexe as a separate residential dwelling. The council discussed the application and recommended that if permission is granted there should be an express condition excluding permitted development rights (RUD 19). Furthermore, there should be a specific exclusion for any residential accommodation linked to agricultural activity. If the above conditions were to be taken into consideration, the council unanimously agreed that this application be approved.
  - iii. **Application MO/2021/0224 – 1 Nursery Close, Capel.** This is an application for the erection of a single storey rear extension. The council studied the proposal and took into consideration the following policies: Capel Neighbourhood Development Plan: CA ESDQ 3 – Design; CA ESDQ 4 – Context. Mole Valley Local Plan: ENV 22 - Development Criteria ,2,3 and 5; ENV 23 – Setting; ENV 32 - House Extension. This property is in an exposed location at the junction of Nursery Close and Bakers Way, being prominent from Bakers Way. It is considered that the extension is likely to impact upon the character of the development in that location by extension of the existing brick side wall. The parish council has always sought to protect the design integrity of this development. The council therefore recommended this application be refused.

The council submitted its response to refuse to Mole Valley District Council and the following was received from the Case Officer. This application will be discussed again at the next Planning Committee meeting on 4 May 2021. *“ I would like to suggest some amendments to the applicant although I would like to run this past yourselves first. The flat roofed extension is not appropriate as it can be seen within the wider street scene, this is confirmed in the Design Guidance for House Extensions supplementary document. There have been extensions approved on corner plots that can be seen from the road, in this development of houses, although they have a pitched roof rather like this one from Bakers Way which is across the street from the application site.”*

- iv. **Application MO/2021/0207 – 11 Breakspear Gardens, Beare Green.** This is an application for the erection for the erection of a single car port to the front of the property. This proposal relates to a dwelling established before planning permission was granted for the development of the then Godwyns Nursery. The council considered the proposed car port and agreed that clarification should be given that the structure is only to be used to store a motor vehicle. After discussing the application, the council unanimously recommended this application be approved.
- v. **Application MO/2021/0238 – Redlands, 62 The Street, Capel.** This is an application for the erection of a single storey extension on the north elevation. The council discussed the application and recognised the concerns of residents. It was considered the proposal had disregarded the following policies: Capel Neighbourhood Development Plan: CA ESDQ 3 - Design and Character; CA ESDQ 4 – Context; CA ESDQ 6 - Visual Edge/ Countryside. Mole Valley Local Plan: ENV 22 - DC Criteria 1; ENV 23 – Setting; E NV 32 - House Extensions. The NPPF - Village Settlement Boundary. The proposals for the dwelling extension have no regard to the character of the village, the Conservation Area, or the setting. Consideration should be given to the importance of well-designed properties, particularly:
- The overall quality of the area
  - Good architecture
  - Being sympathetic to local character
  - Having a strong sense of place
  - A development should be refused if the design is poor
- The proposed extension, which overwhelms and dominates the site, in what is already a substantial residential property should be considered. In this regard the proposal fails to meet the following policies: Capel Neighbourhood Development Policy: CA ESDQ 3 - Design quality and relating well to the site; CA ESDQ 4 - Historic Context; CA ESDQ 6 - Village Edge. Mole Valley Local Plan policy; ENV 22 - it is not appropriate in terms of scale, form and appearance. It does not respect the appearance and character of the area. ENV 24 it does not respect the setting having regard to scale, character and bulk. ENV 32 Extension See criteria 1-3.
- The proposed extension has also generated a considerable amount of resistance from neighbours, who have written independently to Mole Valley expressing concern regarding over-development of the site. The council urges that all letters of objection be taken into consideration before a final decision is made. The council unanimously recommended this application should be refused.
- vi. **Application MO/2021/0227 – Fairwater, Newdigate Road, Beare Green.** This is an application for the erection of a pitched roof shed with veranda. The councillors discussed the application and took into consideration that the site lies in the designated Green Belt. The proposal fails to relate to the area in general and neighbouring properties, with little attempt to integrate into the prevailing environment. The council expressed concern that this structure is significantly more than a shed and is above single storey. The council recommended that Mole Valley should consider the following policies before a decision is given: Capel Neighbourhood Development Plan - ESDQ 3 – Design; BGP 01 - Proximity to Neighbours; Beyond village Settlement. Mole Valley Local Plan - ENV 22 - criteria 1 appropriate; ENV 23 - Respect for the setting criteria 5 Green Belt considerations. The council was advised that a letter of objection had already been received from a neighbour. The council unanimously agreed that this application should be refused.
- vii. **Application MO/2021/0267 – Oakwood House, Henfold Lane, Beare Green.** This is an application for a stable block for private family use. The site of the proposed stable block lies within the Green Belt. The council was reminded that there is already a field shelter in the field. The council discussed the plans, considered them to be appropriate for private use and recommended the application should be approved.

**6. HOMES ENGLAND WEST OF IFIELD - HORSHAM DISTRICT COUNCIL.** The council had been made aware of a response Leigh Parish Council had forwarded to Horsham District Council regarding the proposal to build 3,000 new homes. Although the homes would have no effect upon Capel village, it would have an overwhelming impact on the infrastructure. It was agreed to establish what response Mole Valley had made to the consultation before taking the matter further.

The Chairman had called the extra meeting because it was often difficult to meet the time limits for making responses to planning applications. The chairman was recommending that a Planning Sub-Committee be formed to make decisions by delegated powers. The council discussed this proposal and agreed that it would not be in the councils best interest as the decisions would be made confidentially and would not be transparent. It was agreed that in future the Clerk would either request an extension of time for the response and/or include the applications on the agenda for the next full council meeting.

**Date of Next Meetings:**

Finance Committee: Monday 10 May 2021

Annual Council Meeting: Monday 17 May 2021

Planning Committee: Monday 7 June 2021

All meetings commencing at 7:30 pm in Hybrid form.