

MINUTES OF THE PLANNING COMMITTEE MEETING HELD REMOTELY ON MONDAY 01 MARCH 2021

- 1 **IN ATTENDANCE:** Mr Garber, Mr Ball, Mr McLachlan, Mrs Schryver, Mrs Dale, Mrs Ryan, Mr Salter, Mr Ashwood, and the Clerk.
- 2 **APOLOGIES FOR ABSENCE:** Mr Cox
- 3 **DECLARATIONS OF INTEREST:** None.
4. **PUBLIC QUESTIONS:** None.
5. **CONSIDERATION OF PLANNING APPLICATIONS:**
 - i. **Application MO/2020/2345 – 152 The Street, Capel.** This is an application for the erection of single storey rear extension following demolition of existing conservatory. This dwelling falls within the Capel Conservation Area. The design of the roof for the proposed extension is totally alien in its appearance being at odds with the rear of the neighbouring properties. It is also contrary to the Capel Neighbourhood Development Plan and the policies to extensions in the Mole Valley Local Plan.

A single storey extension with a simple roof would not be in conflict or compromise other dwellings. The applicants were given the opportunity of achieving a satisfactory design solution but refused to pursue that approach.

The following policies were indicated as not been supported. NDP policies: ESDQ 3 Design and Character relating well to its surroundings; ESDQ 4 style appropriate to its historic context, Character of village - roofs. Mole Valley Local Plan policies: ENV22 criteria 1,2,3,4 not met; ENV23 respect for setting; ENV32 house extension - contrary to criteria. The Committee recommended that this application should be refused.
 - ii. **Application MO/2021/0036 – 6 Henfold Cottages, Henfold Lane, Beare Green.** This is an application for the erection of outbuilding within the curtilage of the dwelling house. It was discussed that the application appears to be absent of any regard to character therefore being contrary to the policies of both the Neighbourhood Development Plan and Mole Valley Local Plan. However, the Committee viewed the block plan and agreed that neighbouring properties had all erected similar outbuildings, and the proposed development would not have any adverse effect on the area. The Committee recommended that this application should be approved.
 - iii. **Application MO/2020/1719 – Vigo Farm, Horsham Road, South Holmwood (Beare Green ward).** This is a Listed Building application for replacement windows on north and south elevations and repair of balcony on east elevation. This is a significant building in scale forming part of a larger property. The proposed changes to the fenestration given the height, scale and mass of the building will enhance and improve its appearance and should be supported. The Neighbourhood Development Plan and Mole Valley policy considerations have been met. The Committee recommended that this application should be approved.

ARK COTTAGE, HORSHAM ROAD, BEARE GREEN

Mr Salter mentioned that he had spoken to one of the developers regarding the recently installed safety fencing along the path adjacent to the cottage. There is no intention of moving the boundaries and intruding on Parish land.

The same Trust is working on the proposed development of The Dukes Head pub and Mr Salter said mention was made of the condition inside the empty property. A water pipe had recently burst, but unfortunately the damage will not be covered by insurance. It therefore seems unlikely that the pub will be reinstated.

SWIRE AND LODGE FARM APPLICATIONS

Mr Garber said that no decision had been made yet. It should be determined sometime early in March.

THE WEALD C OF E SCHOOL, BEARE GREEN

The consultation period closed in January, but no further update has been made available. The Clerk will try and obtain further information.

The school has confirmed that information will be on their website around the 15 March 2021.

THE NEST, ABINGER ROAD, COLDHARBOUR

The Council mentioned this property, which was the subject of an enforcement. This was back in July 2020 and to date no work to reinstate has taken place. The Clerk will contact Councillor Hazel Watson and ask if she could push this matter with the enforcement team.

Councillor Watson did contact Mole Valley and the Planning Officer responded saying they had been in discussions with the owner regarding the retaining wall and associated works. The Council's Historic Environment Officer has advised that the wall needs to be reduced in height and the materials used should match those in the village and requested a further planning application to be submitted.

Date of Next Meetings:

Annual Parish meeting – Monday 8 March 2021

Full Parish Council meeting – Monday 15 March 2021

Planning Committee meeting – Tuesday 6 April 2021

Finance Committee meeting – Monday 10 May 2021

All meetings will be held remotely or hybrid depending on government guidelines at that time, commencing at 7:30pm.