

**MINUTES OF THE PLANNING COMMITTEE MEETING
HELD ON MONDAY 4 JANUARY 2021 REMOTELY**

- 1 **IN ATTENDANCE:** Mr Garber, Mr Ball, Mr McLachlan, Mrs Schryver, Mrs Dale, Mr Salter, Mr Ashwood, Mrs Ryan and the Clerk.
District Councillor Salmon
- 2 **APOLOGIES FOR ABSENCE:** Mr Cox
- 3 **DECLARATIONS OF INTEREST:** None
4. **PUBLIC QUESTIONS:** None

Mr Garber addressed the meeting, mentioning the deadline dates for applications. Some applications have recently been determined before the 28-day determination period, with 2 applications having recently been considered and decided by officers before the Parish Council was able to meet and make any decisions. The Council would write to Duncan Clarke, Head of Planning at Mole Valley, asking for assurance that the 28-day determination period will be adhered to in future.

5. **CONSIDERATION OF PLANNING APPLICATIONS:**

- **Application MO/2020/2011 – Romany Glen, Highland Road, Beare Green.** This is an amended application for the erection of 1 No. dwelling with associated parking and landscaping. This property is outside the settlement boundary and there are several issues, one being the impact on adjacent dwellings. The development would be an intrusion into the Green Belt, the character would impact on the surroundings and would be contrary to two NDP policies, ESDQ 3 and 6. The positioning of the proposed property gives the impression of being overdeveloped and cramped. The Council unanimously agreed that this application should be refused.
- **Application MO/2020/2029 – Brackenfell, Vicarage Lane, Capel.** This is an application for the erection of a single storey side extension. This application had been decided before the Council had the opportunity to meet and discuss. This application was decided within 2 days of the publicity end date and did not have the full 28 days for the decision which is a breach of the procedure. The Mole Valley case officer recommended refusal.
The Council agreed that if this application had been discussed it would have been recommended approval.
- **Application MO/2020/2054 – Ark Cottage, Horsham Road, Beare Green.** This is an application for a Certificate of lawfulness for a proposed development in respect of the erection of a two-storey rear extension and 1 No. dormer window to both sides. This is another application that had been decided before the full 28 days for decision making. The Case Officer had recommended that this application be approved.
- **Application MO/2020/2102 – Oakwood, Highland Road, Beare Green.** This is an application for the erection of a single storey rear extension and replacement of flat roof with a pitched roof. The Council agreed that a pitched roof would enhance the appearance of the property but considered the extension to the rear might have an impact on the adjoining property. From Highland Road the pitched roof would improve the appearance of the dwelling. The adjoining property had not objected to the extension. The Councillors agreed that this application should be recommended for approval.
- **Application MO/2020/2086 – Henfold Lake Fisheries, Henfold Lane, Beare Green.** This is an application for a Certificate of lawfulness for an existing use in respect of the use of land as a mixed-use fishery, caravan and camp site. It was agreed that the owner was trying to tidy the whole area. It was agreed that the Council will ask Mole Valley to defer a decision on this application until such time as the Parish, District and agent for the owner is able to meet on site to view the area.

***The Clerk has now contacted Mole Valley and their response is:** *“I undertook a site visit with the agent just before Christmas, when the rules were not as stringent. Under the current lockdown, site visits involving entry onto private land, are not taking place. We are under an obligation to determine*

this Certificate application in accordance with the requirements of the legislation. The test for granting a certificate is whether, on the balance of probabilities, the Council are satisfied that the uses in question have been taking place for a period in excess of ten years prior to the date of the application. I note that a considerable body of evidence has been submitted with the application including statutory declarations.”

6. PERMITTED DEVELOPMENT RIGHTS CONSUTLATION: Mr Garber told the Council that he is preparing a response to this consultation. It should be ready for circulation within the next few days. The consultation closes on the 28 January, and it was suggested that this be included on the agenda for discussion at the next full Parish Council meeting. Councillors were asked to comment on the response and send recommendations to Mr Garber. In the meantime, the Clerk will circulate the information again, with a link to further Government information.

7. SWIRES FARM, LODGE LANE, BEARE GREEN: Notification of this application was received from Surrey County Council with a response date of 14 January 2021. County Councillor Helyn Clack has intervened on behalf of the Parish Councils and asked for an extension of time.

No 2, THE NEST, ABINGER ROAD, COLDHARBOUR: Mr McLachlan asked the Clerk to contact Mole Valley Enforcement Team asking for an update on this application. The original application was refused and the appeal dismissed but to date no action appears to have been taken to comply with the ruling.

Date of Next Meetings:

Finance Committee meeting – Monday 11 January 2021

Full Parish Council meeting – Monday 18 January 2021

Planning Committee meeting – Monday 01 February 2021