

**MINUTES OF THE PLANNING COMMITTEE MEETING  
HELD ON MONDAY 01 JUNE 2020 HELD REMOTELY**

1 **IN ATTENDANCE:** Mr Ball, Mrs Dale, Mr McLachlan, Mrs Schryver, Mr Salter, Mrs Ryan, Mr Ashwood and the Clerk.

In attendance Mr Dick Thomas, Chairman Ockley Parish Council

2 **APOLOGIES FOR ABSENCE:** Mr Garber and Mr Cox.

3 **DECLARATIONS OF INTEREST:** None

4. **PUBLIC QUESTIONS:** None

5. **CONSIDERATION OF PLANNING APPLICATIONS:**

i. **MO/2020/0776 - CPC/020/057: 8 The Street, Capel RH5 5LE.** This is an application for a Certificate of Lawfulness for a proposed development in respect of the erection of a single-storey outbuilding. The Councillors were reminded that an application has been submitted some time ago to have the drive at the side of this property made official which appeared to indicate that a small business was operated at the rear of the property. The Council considered it inappropriate for the outbuilding to be erected as it is not of domestic size considering its height, scale and mass. It was considered that the outbuilding will not only be viewed from buildings fronting onto The Street but also when viewed from the open countryside which is in the Green Belt.

A formal planning application should be submitted and therefore the Council recommended that this application should be refused.

ii. **MO/2020/0705 - CPC/020/058: Oakdene, Henfold Lane, Beare Green RH5 4RP.** This is an application for a Certificate of Lawfulness for a proposed development in respect of the erection of a single-storey rear extension, replacement window on the side, erection of a detached outbuilding and a swimming pool. The Council considered this application the took into consideration the size of the development and the proposed area for the outbuilding.

The Council agreed that this development and extension would not impact upon the area or any neighbouring properties and therefore recommended that this application should be approved.

iii. **MO/2020/0665 – CPC/020/059: The Knoll, Horsham Road, Beare Green, RH5 4PS.** This is an application for the erection of a single-storey rear extension. The building is in The Green Belt and only obtained planning approval 3 years ago. This property has been the subject of an access issue. The design has no apparent justification for extending the dwelling, other than commercial benefit. The Council was reminded that the property is currently rented accommodation. The application fails to meet policy objectives.

The Council therefore recommended that this application should be refused.

iv. **MO/2020/0592 – CPC/020/060: Auclaye Brickworks, Horsham Road, Capel RH5 5JQ.** This is an application for the widening of an existing vehicle access (and associated track) from Horsham Road (A24). The Council was advised that this application is part of a wider application insofar as it relates to an access. This does not resolve land use and access issues onto the A24. There appear to be landownership considerations remaining as the red line on the plans relating to the proposal is not accurate. At the present time, the Council is of the opinion to recommend the application should be refused.

The Council agreed that any decision should be deferred until further information is available from Surrey County Council who are the planning authority. Mole Valley will be advised of the Council's decision.

This application will be included on the agenda for the next planning meeting when any further information from SCC will be discussed.

- v. **MO/2020/0693 & 0694 – CPC/020/061 & 062: Arnwood Farm, Rusper Road, Newdigate RH5 5BX.** These are two applications for Arnwood Farm for the erection of a storage building and the retention of storage units within an agricultural cattle barn. The Council considered both applications together. Both applications meet the National Policy criteria and as the Council supports small businesses, the recommendation was that both applications should be approved.
- vi. **MO/2020/0744 – CPC/020/063: Palmers Cottage, 153 The Street, Capel RH5 5EL.** This is an application for the erection of a single-storey rear extension, extension of existing roof line and formation of 1 no. rear dormer to provide accommodation in roof space. The property is within Capel Conservation area and it was agreed that the alterations comply with Capel NDP policy ESDQ3 and Mole Valley policies regarding extensions. The works would have no adverse impact upon neighbouring properties.  
The Council therefore recommended that this application should be approved.
- vii. **MO/2020/0667 – CPC/020/064: Land south of Coles Lane Ockley RH5 5HW.** This is an application for outline planning permission for a residential scheme of up to 60 dwellings, with associated landscaping, amenity space, sustainable urban drainage system (SuDS), and associated works. All matters reserved except for access. Although this application is for land in Ockley, the site is only 20m away from the Capel border and any development in this area would have an adverse impact upon Capel village.  
Councillor Mr Thomas, Chairman of Ockley Parish Council attended the meeting, discussing the application with Capel Councillors. It was agreed that Capel Parish Council would submit an objection to Mole Valley and a copy of the objection would be shared with Ockley.  
The Clerk would draft the letter and circulate to all Councillors for their comments and approval before it is forwarded to Mole Valley.  
\*The attached letter was forwarded to Mole Valley District Council on 3 June 2020.
6. **UNACCEPTABLE MOTORCYCLE NOISE ON A24 DUAL CARRIAGEWAY:**  
The Council was made aware that complaints about the noise motorbikes were making as they sped along the A24 in the early hours of Saturday and Sunday mornings. The installation of a sign with a camera advising that Capel was a Noise Monitoring Zone was discussed as was a sign saying Capel welcomed careful drivers. Both suggestions were considered appropriate but ineffective as the bikes travel at such a high speed they would not be noticed. It was agreed the way forward was to keep complaining to the Police by calling 101 or making an online complaint. The Police will take action if the statistics show high numbers of complaints.  
This information will be put into the Capel parish magazine to encourage all residents to act.

#### **DATE OF NEXT MEETINGS:**

Full Parish Council Meeting: Monday 15 June 2020 7:30pm  
Planning Committee: Monday 6 July 2020 at 7:30pm  
Finance Meeting: Monday 14 September 2020 at 7:30pm

**All future meetings will be held remotely until the Government restrictions are revoked.**