

**MINUTES OF THE PLANNING COMMITTEE MEETING
HELD ON MONDAY 06 APRIL 2020 AT 7:30 PM REMOTELY**

- 1 **IN ATTENDANCE:** Mr Ball, Mrs Dale, Mr McLachlan, Mrs Schryver, Mr Ashwood, Mrs Ryan and the Clerk.
- 2 **APOLOGIES FOR ABSENCE:** Mr Garber, Mr Salter and Mr Cox. District Councillors Mrs Huggins, Mrs Bushnell and Mrs Salmon. County Councillor Mrs Helyn Clack.
- 3 **DECLARATIONS OF INTEREST:** None
4. **PUBLIC QUESTIONS:**
None
5. **CONSIDERATION OF PLANNING APPLICATIONS:**
 - i. **Application MO/2020/0382 – CPC/020/025: Mulberry House, Henfold Lane, Beare Green.** This is an application for a Certificate of Lawfulness for the existing development in respect of the installation of a biomass boiler with flue. The Committee reviewed the application and recommended the application should be approved.
 - ii. **MO/2020/0459 – CPC/020/026: Lyne Farm Cottage, Rusper Road, Capel.** This is an application for the erection of agricultural worker's dwelling. The Committee discussed NDP Policies HA3, ESDQ 2-4, and Mole Valley policies ENV 22 ,23 and RUD 14 which are all applicable to agricultural development. The Committee recommended the application should be approved, subject to agricultural occupation condition.
 - iii. **MO/2020/0357 – CPC/020/027: Little Oaks, Horsham Road, Beare Green.** This is an application for a Certificate of Lawfulness for a single storey side extension. The Committee was informed that this application had been withdrawn. It was agreed that it would not have been possible to discuss this application as it did not meet criteria for Certificate of Lawfulness
 - iv. **MO/2020/0334 – CPC/020/028: New Close Farm, Horsham Road, Beare Green.** This is an outline planning application, with all matters reserved, in respect of demolition of existing barn styled building and sheds and erection of 1 No. one and a half storey dwelling. The Committee was reminded that a similar application was rejected by the Parish Council and refused by Mole Valley earlier this year. The plans are for a substantial dwelling to a commercial design. The new dwelling would be outside the settlement boundary and contrary to both Mole Valley and the NDP policies. No sound planning argument to support the plan has been proposed and no justification for the Parish Council to revise its earlier recommendation. The Council recommends the application should be refused.
 - v. **MO/2020/0391 – CPC/020/029: Old Wattlehurst Farm, Horsham Road, Capel, Horsham.** This is an application for the erection of 2 No. dwellings following demolition of existing non-agricultural and stable buildings. The Committee considered the location of the site, which is rural not in sustainable location. There were also highways safety considerations and the adverse impact of existing retained building on proposed residential amenities which will impact upon occupiers. This site was not demonstrated in advance of Local Plan review. The Committee recommended that this application should be refused.
6. **CAPEL PARISH COUNCIL'S SUBMISSION TO THE MOLE VALLEY LOCAL PLAN:**
Mr Ball told the committee that a legal submission had been forwarded to Mole Valley in respect of the sites that had been put forward for the parish. The submission contained information generated by planning and highways experts and had been put together by a legal planning barrister. All Councillors had received a copy of the submission, and this information has been put onto the Council's website.
7. Mr Ball said that the next meeting would be held remotely. Invitations will be sent out by the Clerk. Discussion was held on members of the public being able to access the meeting. Invitations with instructions will be send out on request, but there should be a limit so as not disrupt the process of the meeting.

DATE OF NEXT MEETINGS:

Full Parish Council Committee: Monday 20 April 2020 7:30pm

Planning Committee: Monday 04 May 2020 at 7:30pm

Finance Meeting: Monday 11 May 2020 at 7:30pm

All meetings will be held remotely.