

**MINUTES OF THE PLANNING COMMITTEE MEETING
HELD ON MONDAY 6 JANUARY 2020 AT CAPEL PARISH HALL**

- 1 **IN ATTENDANCE:** Mr Garber, Mr McLachlan, Mr Ball, Mrs Dale, Mrs Schryver, Mr Salter, Mrs Ryan, Mr Ashwood and the Clerk.
Mr Mott (item 5(i))
- 2 **APOLOGIES FOR ABSENCE:** Mr Cox
- 3 **DECLARATIONS OF INTEREST:** None
4. **PUBLIC QUESTIONS:** Mr Mott addressed the Committee, giving updated information on an application that had previously been refused planning permission by Mole Valley District Council. The information circulated showed the new location for the proposed garage, which no longer includes a rear storage facility.
5. **CONSIDERATION OF PLANNING APPLICATIONS:**
 - i **MO/2019/2214 – CPC/020/001: Merebank House, Merebank, Beare Green.** The Committee commented on the three previous applications for this garage. This application no longer includes a rear store and does not impact upon the adjoining properties. It was agreed, that given the history, when a recommendation is submitted, consideration should be given that this building is used only as a garage and not for any other purpose.
The Parish Council recommended that his application should be approved.
 - ii **MO/2019/1907 – CPC/020/002: 2 The Nest, Abinger Road, Coldharbour.** This is a retrospective application to remove a derelict building and garage, erect retaining wall and steps and repair parking area with permeable surface. The Committee was advised that this is in a complex location having regard to the Coldharbour conservation area and the fact that the work has already been completed. It was important to consider the impact the works have on the adjacent property and the materials used to erect the wall. The Committee commented that there were alternative solutions to the materials used for the wall, which are totally out of character with the house. There was also the possibility of damage to the roots of the Yew tree, when the footings for the wall were put in. The Committee agreed that retrospective planning permission should be refused. The Parish Council would refer to Mole Valley with this decision, stating that the brick wall should be removed and a new application for the wall and steps submitted, which are sympathetic to the surroundings. If possible, samples of the bricks to be used should be submitted with the new application. The height of wall to the left of the steps should be reduced to no more than 6 to 9 inches above ground level.
The Committee recommends that enforcement action be taken to have the brickwork removed and replaced.
 - iii **MO/2019/2045 – CPC/020/003: The Poplars, Horsham Road, Beare Green.** This is an application for a variation of condition 1 of planning permission. The Committee was advised that this application is complex as it relates to revising a non-implemented scheme. Amendments cannot be made to a scheme which has not been implemented and therefore does not benefit from planning permission. The Committee considered the application and agreed that the proposal should be refused, requiring the applicant to submit a new application based on the preferred scheme. The new application would then be considered after considering policies within the Neighbourhood Development Plan and Mole Valley Local plan.
 - iv **MO/2019/2067 – CPC/020/004: New Close Farm, Horsham Road, Beare Green.** This is an outline planning application with all matters reserved in respect of demolition of an existing barn styled building and sheds and erection of an open sided parking barn and 1 no. two-storey dwelling. The Committee considered this application, which is in the Green Belt. This application is not compliant with NDP and Mole Valley policies, and the site was not allocated for housing. The Parish Council recommended that this application be refused.

v MO/2019/2152 – CPC/020/005: The Piggery, Crackerbarrel Farm, Horsham Road, Beare Green.

This is an application for erection of 1 No. bungalow on site of former piggery in footprint of original building. The Committee agreed that this application must be considered as a new dwelling in the Green Belt, outside the settlement boundary. The new dwelling would be isolated, unrelated to existing barn clusters. It appears to be of poor design quality. This application is not compliant with NDP and Mole Valley policies. The Parish Council recommended that this application be refused.

6. CAPEL PARISH COUNCIL – MOLE VALLEY LOCAL PLAN:

Mr Garber reminded the Parish Council that the Future Mole Valley Draft Local Plan had been published on Mole Valley's website that afternoon. A meeting was being arranged for Councillors to discuss the contents and submit a response to the draft proposals.

DATE OF NEXT MEETINGS:

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

Planning Committee: Monday 3 February 2020 at 7:30pm

Finance Meeting: Monday 20 January 2020 at 6:30pm

All meetings will be held in Capel Parish Hall