

**MINUTES OF THE PLANNING COMMITTEE MEETING  
HELD ON MONDAY 4 NOVEMBER 2019 AT CAPEL PARISH HALL**

- 1 **IN ATTENDANCE:** Mr Garber, Mr Ball, Mrs Dale, Mr McLachlan, Mrs Schryver, Mr Salter, Mr Ashwood, Mrs Ryan and the Clerk.  
Mrs Sissons (5i) and Mr Flashman (5iii)
- 2 **APOLOGIES FOR ABSENCE:** Mr Cox. District Councillors Mrs Huggins and Mrs Salmon.
- 3 **DECLARATIONS OF INTEREST:** None
4. **PUBLIC QUESTIONS:**

Mrs Sissons addressed the Committee, representing the applicants for planning application MO/2019/1770, Wigmore Cottage, Capel. The application was for a single-storey side extension replacing a shed and greenhouse, which would be demolished. She believed the style of the extension was sympathetic to the existing property. She believed the extension would not affect the neighbouring property, which already had an extension.

Mr Flashman addressed the Committee as agent for planning application MO/2019/1639, land at Walnut Cottage, Beare Green. He answered questions and concerns raised by neighbours which had been submitted to Mole Valley District Council, confirming that amendments had been made to the access way and the site lines from the access road had been improved.
5. **CONSIDERATION OF PLANNING APPLICATIONS:**
  - i. **MO/2019/1770 – CPC/019/070: Wigmore Cottage, 2 Misbrooks Green, Misbrooks Green Road, Capel.** This is an application for the demolition of a garden shed and greenhouse and erection of a single-storey side extension and amendment to existing garage parapet. The Committee took into consideration the design and style of the proposed extension. The Committee agreed that the new extension would complement the existing property and recommended the application should be approved.
  - ii. **MO/2019/1814 – CPC/019/071: The Piggery, Crackerbarrel Farm, Beare Green.** This is an application for the variation of Condition 2 of planning permission MO/2016/0337 for the conversion of former piggery into 1 No. residential dwelling to allow the relocation of the eastern elevation to place it in line with the original building foundations. The Parish Council has studied the application and consider that this does not constitute a variation. A new application should be submitted as the proposal would increase the size, scale and mass of the dwelling. The Parish Council also noted the lack of any detailed survey and elevations. The drawings that were submitted with the original application are now inaccurate. Revised information should be submitted before any decision can be determined. The applicant will be contacted and asked to submit further information. The Parish Council will contact Mole Valley and ask for an extension to the publicity end date until after the next Planning meeting when the required information to make an informed decision should be available.
  - iii. **MO/2019/1639 – CPC/019/072: Land at Walnut Cottage, Horsham Road, Beare Green.** This is an application for the erection of 3 No. three bedroom houses. The Committee discussed the application and were made aware of the objections that have been forwarded to the District Council. The site is within the Green Belt and outside the settlement boundary. The site forms part of the allocated site BG02 in the Capel Neighbourhood Development plan and is included with the Mole Valley Local Plan as an allocation. The site policy is very specific and sets out criteria which should be taken into consideration: CA-BGH2 Allocated Sites; CA-GA1 Good Pedestrian and Cycle Access; CA ESDQ2 Drainage; CA ESDQ3 Design and CA ESDQ6 Connections to Countryside. Mole Valley Local Plan policies ENV22, 23, 24, RUD 4 and 8 should also be considered. The plans were discussed and there were concerns regarding the lack of access to the rear garden of the mid-terrace property, the lack of allocated bin storage and access for emergency and utility vehicles. Parking was a concern as each property has three bedrooms, possibly accommodating families, but only two parking spaces for each dwelling. The Council considered three properties would constitute over development, and the site is more appropriate for two dwellings which would comply with the BG02 criteria. The Parish Council

recommended that this application be refused but would support an amended application for two semi-detached houses. Any amended proposal would need to have regard to the NDP policy criteria and the relevant Local Plan policies.

- iv. **MO/2019/1863 – CPC/019/073: 15 Oak End, Beare Green.** This is an application for tree works to this property. This application was considered under delegated powers and the Parish Council recommended this application should be approved.
- v. **MO/2019/1793 – CPC/019/074: 32 Grenehurst Park, Capel.** This is an application for the conversion of loft to create habitable accommodation, insertion of 4 No. roof lights to front elevation, alteration to ground floor kitchen window. This application was considered under delegated powers and the Parish Council recommended this application should be refused.

6. **PROPOSAL – CAPEL PARISH COUNCIL – MOLE VALLEY LOCAL PLAN COMMITTEE:**

Mr Garber had circulated the proposal and suggested that a representative from each ward within the Parish should be nominated onto the Committee. The responsibilities of the Mole Valley Local Plan Committee would be to:

- Consider submissions to Mole Valley District Council on all matters in relation to sites and policy and to submit representations to the local authority having regard to all sites within and out of the Parish of Capel as may be appropriate.
- Review policies in relation to housing (including affordable provision), environment, highways, transport, sustainability landscape, sport and recreation and present evidence (written or oral) to the Mole Valley Local Plan Inquiry.
- Recommend the appointment of expert witnesses, if required, to support the Parish Council.
- Ensure a sum is set aside in the Capel Parish Council Budgets 2019-2020, 2020- 2021 and 2021-2022 to meet any administrative and/or professional costs/fees.
- Allow for additional members to be co-opted onto the Committee to deal with specific issues.

**DATE OF NEXT MEETINGS:**

Full Parish Council Committee: Monday 18 November 2019 7:30pm  
In Beare Green Community Hall

Planning Committee: Monday 2 December 2019 at 7:30pm  
Finance Meeting: Monday 13 January 2020 at 7:30pm  
In Capel Parish Hall