

**MINUTES OF THE PLANNING COMMITTEE MEETING
HELD ON MONDAY 7 OCTOBER 2019 AT CAPEL PARISH HALL**

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

Mr Garber informed the Committee that information had been received from Mole Valley District Council that they could refuse the planning application MO/2019/1404 relating to Merebank House, Merebank, Beare Green. This application was discussed at the last Planning meeting, and the Committee recommended the application be refused.

5. **CONSIDERATION OF PLANNING APPLICATIONS:**
 - i. **MO/2019/1275 – CPC/017/008: The Lake, Horsham Road Beare Green.** This is an application for an erection of buildings to house office/reception, café and toilets and creation of car parking area all in association with use of the adjacent lake for fishing. The application is very specific in that all the uses set out in the application are ancillary and therefore linked wholly to the lake. This include Ruby's Café. Regarding the proposals submitted the Parish Council recommends that planning permission should be granted. Regarding Ruby's Café as a commercial enterprise the planning application would need to be amended, or a new application submitted. Further details regarding trading hours and parking would also be required.
 - ii. **MO/2019/1442 – CPC/019/062: The South Barn, Crackerbarrel Farm, Beare Green.** This is an application for the removal of an existing glass door and replace with 2 no. windows in the north elevation and the addition of an open sided oak porch over the front door. The Committee discussed the proposals and agreed that the new alterations were in keeping with the character of the building and recommended that this application should be approved.
 - iii. **MO/2019/1294 – CPC/019/063: Henfold Farm, Henfold Lane, Beare Green.** This is an application for the variation of Condition 2 of the approved planning permission. The variation would provide the addition of an external veranda to the south-facing façade, the removal of a window plus door changes. As the additions and changes would enhance the property, the Committee recommended this application should be approved.
 - iv. **MO/2019/1598 and MO/2019/1599 – CPC/019/064 and 065: Misbrooks Cottage, Misbrooks Green, Capel.** This is an application for the erection of a replacement single storey side extension and insertion of a conservation roof light.

Mr Garber reminded the Committee that the two applications were the same, one covering the listed building status. As the changes would enhance the property, the Committee recommended these applications be approved.
 - v. **MO/2019/1623 – CPC/019/066: Misbrooks Cottage, Misbrooks Green, Capel.** This is an application for the erection of a replacement ancillary outbuilding. The Councillors considered the location of the property and the location of the current stable block. The Councillors agreed that this application should be approved but suggested that a recommendation be made to ensure that the new development cannot be used for residential purposes. A condition should be added which precludes the use for anything other than stated and the Parish Council would not support any sub-division of the plot.
 - vi. **MO/2019/1557 – CPC/019/067: Capel Post Office, 87 The Street, Capel.** This is an application for the change of use of ground floor rear storeroom and two storerooms within the roof space from retail (Use Class A1) to 1 no. residential unit (C3) and remove shed to create one parking space. The Councillors considered the application and although there was no objection in principle there were

concerns regarding the size and scale of the bedroom accommodation. The parking space indicated on the forecourt was considered unacceptable and an alternative area should be considered.

vii. **MO/2019/1603 – CPC/019/068: Clockhouse Copse, Horsham Road, Capel.** This is an application for the erection of 7 no. new dwellings with garages and associated access. The Parish Council discussed the land, which was sold with a restrictive covenant prohibiting any building. Mr Garber confirmed that this site was not promoted in the Capel Neighbourhood Development Plan or the new Mole Valley Local Plan. It is directly under the Gatwick flight path and beyond the settlement boundary. There are also serious concerns regarding the access onto the A24. Policies relating to the NDP, Mole Valley Local Plan and NPPF were discussed as these are being breached. The Committee recommended the application be refused.

viii. **MO/2019/1520- CPC/019/069 – Opposite 51-55 Willow Close, Beare Green.** This was an application to prune branches of one Sycamore (T1) on NW canopy aspect overhanging garden boundary of 7 Hawksmoor Drive by no more than 2m to appropriate pruning points. Lateral prune branches of one Pine (T2) on NW canopy aspect overhanging garden boundary of 7 Hawksmoor Drive by no more than 2m to appropriate pruning points. Prune lower level understory mixed species tree (T3) overhang back to appropriate pruning points at boundary line of 7 Hawksmoor Drive. This application was dealt with under delegated powers, the Parish Council recommending approval of this application.

6. **Mole Valley Local Plan Review.** Mr Garber confirmed that there had been slippage around the dates of the publication of the Local Plan. The public meeting will now be held on 25 February 2020 in Capel Memorial Hall and the exhibition by promoters will be held week beginning 3 February 2020 in Capel Parish Hall and Beare Green Hall. It seems likely that the plan will be adopted in 2022.

DATE OF NEXT MEETINGS:

Full Parish Council Committee: Monday 21 October 2019 7:30pm

Planning Committee: Monday 4 November 2019 at 7:30pm

Finance Meeting: Monday 11 November 2019 at 7:30pm

All meetings will be in Capel Parish Hall