

**MINUTES OF THE PLANNING COMMITTEE MEETING
HELD REMOTELY ON MONDAY 06 JULY 2020**

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

2 **APOLOGIES FOR ABSENCE:** Mr Garber, Mr Ashwood, Mrs Ryan and Mr Cox. County Councillor Mrs Helyn Clack.

3 **DECLARATIONS OF INTEREST:** None

4. **PUBLIC QUESTIONS:**

Mrs Watson mentioned that Planning Application MO/2020/0797 - New House, Capel Leyse, Moorhurst Lane, Beare Green had been approved by Mole Valley before the Parish Council had discussed the application. Mr Ball emphasised that once an application has been decided it could not be reversed. However, it did appear that this application was very similar to one refused by Mole Valley last year and the Councillors asked if clarification on the differences could be sought. It was agreed that a letter asking for information would be forwarded to the Case Officer.

5. **CONSIDERATION OF PLANNING APPLICATIONS:**

- i. **Application MO/2020/0913 – CPC/020/042 – Grene Trest, Horsham Road, Beare Green.** This is an application for the erection of a replacement dwelling. The Councillors were advised that work on this property is currently in progress. The design was approved in 2019 with further a further extension. This property is in the Green Belt but is part of a linear group of dwellings with extensive rear gardens. The Councillors were concerned with the poor quality of the design in a sensitive location, the main objection being that the proposed roof for the new property is to be made of metal. This does not relate to or complement the Neighbourhood Development Plan, especially policies ESDQ 13 regarding the development relating well to the site and surrounds or ESDQ 14 the development making a positive contribution to the surroundings. The Committee recommended that this application should be rejected.
- ii. **Application MO/2020/0856 – CPC/020/043 - Crackerbarrel Farm, Horsham Road, Beare Green.** This is an application for variation of condition 2 of approved planning permission MO/2020/0508 for the erection of 1 no. bungalow, to allow alterations to the dimensions. The Committee recommended this application should be approved.
- iii. **Application MO/2020/0888 – CPC/020/044 - Fyllsbrook, Rusper Road, Capel.** This is an application for the replacement of existing stables and storage buildings with a new detached annex along with associated minor hard and soft landscaping works. The site is in a rural setting which does not impact upon its surrounding. It was agreed that the design of the proposed buildings will be an enhancement. The proposal has regard to Mole Valley policy RUD 9 and to NDP Policy ESDQ 4. The Committee recommended that this application should be approved.
- iv. **Application MO/2020/0982 – CPC/020/045 - The Maples, Horsham Road, Beare Green.** This is an application for a certificate of lawfulness for a proposed development in respect of the erection of a single-storey rear extension following the demolition of the existing conservatory. The Committee discussed the application and agreed that the extension would have no adverse impact upon neighboring properties and therefore recommended that the application should be approved.
- v. **Application MO/2020/0975 – CPC/020/046 - 4 Crockers Wood Cottages, Wolvens Lane, Coldharbour.** This is an application for the erection of two-storey side extension following removal of existing single-storey side element. Mr McLachlan mentioned that 1 Crockers Wood Cottages had been granted permission to erect a similar extension. There would not be any adverse impact on neighboring properties. The extension would be in line with the character of the area and a precedence has already been set. The Committee therefore recommended that the application should be approved.

- vi. **Application MO/2020/0820 – CPC/020/047 - Land adjacent to Lavender Cottage, Ockley Road, Beare Green.** This is an application for the erection of a detached three-bedroom dwelling following the demolition of an existing workshop/outbuildings. The proposed development would be within the grounds of the existing dwelling and comprises a modern design. The site is in the Green Belt behind the defined settlement boundary of the village. The Councillors considered the innovative design and recommended this application should be approved.
- vii. **Applications MO/2020/0812 and 0813 – CPC/020/048 & 049 – Temple Elfande, Temple Lane, Capel.** These applications refer to the erection of a swimming pool complex and garage on part of an existing tennis court. (MO/2020/0812 refers to Listed Building Consent). The Committee considered both applications together and agreed that the proposed complex would be 70m from the listed building and would not be detrimental to the property. The impact upon the Green Belt was considered and the fact that the complex would be adjacent to a bridleway. The size of the proposed complex could lend itself to being converted into residential accommodation in the future. If application MO/2020/0812 was approved, a condition should be applied, ensuring that a conversion would not be allowed. The Councillors considered both applications and recommended they should be approved.

6. **Auclaye Brickworks, Horsham Road, Capel:**

Application MO/2020/0952 relating to a drive access has been withdrawn.

7. **Draft Mole Valley Local Plan update:**

The Regulation 19 Consultation will not take place until next year and is likely to lead to a further delay in the Local Plan and its adoption.

Mr Ball informed the Committee that a serious road accident had occurred recently resulting in the driver receiving injuries that were life changing. The driver of the vehicle is still in hospital and it would be necessary for an extension to be built on his property to accommodate his return home. The property has had an extension added but no further permitted development would normally be allowed. Mr Ball said that the Council had intervened on behalf of the family and written to Mole Valley District Council giving background information and asking for consideration when a planning application is submitted. The Councillors agreed that this was appropriate action and were pleased the Council had made this intervention.

Date of Next Meetings:

Full Parish Council meeting – Monday 20 July 2020

Planning Committee meeting – Monday 3 August 2020

Finance Committee meeting – Monday 14 September 2020

All meetings will be held remotely until Government restrictions are reviewed and SSALC advise normal meeting can resume.