

## **MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON MONDAY 04 OCTOBER 2021**

1 **IN ATTENDANCE:** Mr Garber, Mr Ball, Mr McLachlan, Mrs Dale, Mrs Schryver, Mr Ashwood, Mrs Ryan and the Clerk.  
District Councillors Mrs Huggins, Mrs Bushnell and Mrs Salmon.  
Mr David Silliman, Mr Mark Cunningham, Mr Simon Cryer and four others.

2 **APOLOGIES FOR ABSENCE:** Mr Salter, Mr Cox and County Councillor Mrs Clack

3 **DECLARATIONS OF INTEREST:** None.

4. **PUBLIC QUESTIONS:**

The Chairman addressed the meeting extending a welcome to all attendees. He explained that this Planning Committee meeting was to discuss the points within the Local Plan that would have an impact on the Parish of Capel. This would include parishes whose boundaries are adjacent to Capel Parish.

The Chairman explained that the Parish Council had met the previous week and discussed the plan in detail enabling this meeting to take the form of a Power Point presentation with Councillor comments appended. The Council will then take all comments forward for discussion with legal Counsel. A response will be drafted for final approval before the reply is forwarded to Mole Valley on 5 November 2021.

5. **DRAFT MOLE VALLEY LOCAL PLAN:**

The Power Point presentation took the form of 52 slides overing 16 topics, starting with a welcome, explanation of the structure and ending with clarification of how to respond. The draft Plan will be submitted to PINS in late 2021 and adoption is expected early in 2023.

- i. Legal Framework - All planning must conform to the NPPF, which came into force in May 2021. Planning must also have regard to adopted Neighbourhood Development plans.
- ii. Soundness – Considering if the Plan provides an appropriate strategy and is deliverable over the plan period.
- iii. The Regulation 19 Proposals - Approved by Mole Valley District Council on 15 September 2021.
- iv. Local Plan Provisions - This is the Government directives and referred to in the NPPF.
- v. Key Chapters in the Plan – Housing and allocations, Economy, Environment, Infrastructure and Gatwick Airport.
- vi. The National Planning Policy Framework – Emphasising Affordable Housing Ownership, which must be 10% of total development.
- vii. Planning Policies
  - a) Housing – Mole Valley District Council to meet its 5-year housing supply of 353 houses per annum with Capel Parish delivering 195 homes between 2022 and 2037. Windfall sites were identified as sites that are in excess of the overall numbers.
  - b) Economy – Rural economy to be maintained.
  - c) Leisure and Tourism
  - d) Agriculture, horticulture and forestry
  - e) Support Equestrian facilities
  - f) No further gypsy or travellers sites have been identified within the parish.
- viii. Green Belt and the Environment - 76% of Mole Valley is in the Green Belt. The Plan proposes minor changes to the GB in Beare Green and Capel
- ix. Planning Policies Transport - Priority for safe walking and cyclist routes. Travel plans required for all new developments. Safeguard land for A24
- x. Flood Risk and Gatwick - New developments to avoid flood risk. Sustainable drainage systems to be part of development. Gatwick airport - Single runway with two terminals. Noise Issues: in sensitive areas development will be resisted

- xi. Development sites in Beare Green and Settlement Boundary – The site at Breakspear Farm has been included which is inside the revised village boundary. The site offers 46 dwellings (40% affordable) with an equipped play area and public car park.
- xii. Development sites in Capel Parish and Settlement Boundary. Sites in Old Kiln Farm in Coles Lane, Hurst in Vicarage Lane and Capel House Farm were mentioned as these have all been included in the Local Plan. Land at Brook Cottage was mentioned but has not been included. Land at the rear of Redlands House was discussed but a problem with vehicle access has been identified at this site. A prior application for developing this site has been refused by Mole Valley District Council.
- xiii. Site of Nature Conservation Capel – these areas were identified.
- xiv. Coldharbour – No sites have been put forward.
- xv. Proposals for Newdigate and Ockley – 2 sites in Newdigate offering 19 dwellings which are to be designated as rural exception areas providing affordable housing. The 3 Ockley sites offer 52 dwellings.
- xvi. Responding to the Local Plan – The deadline is Sunday 7 November 2021 by letter or email only. The address and email address were given at the meeting.

The Chairman confirmed that a copy of the Parish Council's draft submission will be discussed with Parish Councillors on 25 October, finalised on 1 November and the submission made to Mole Valley by the 5 November.

**Date of Next Meetings:**

Full Council Meeting: Monday 18 October 2021

Finance Committee: Monday 08 November 2021

Planning Committee: Monday 01 November 2021