

**MINUTES OF THE PLANNING COMMITTEE MEETING  
HELD ON MONDAY 26 SEPTEMBER 2022  
AT CAPEL PARISH HALL**

1 **IN ATTENDANCE:** Mr Garber, Mr Ball, Mr McLachlan, Mrs Dale, Mrs Schryver, Mr Salter, Mr Ashwood, Mr Cox, Mrs Ryan and the Clerk.  
District Councillors Mrs Salmon and Mrs Bushnell

2 **APOLOGIES FOR ABSENCE:** Mr Cox. District Councillors Mrs Hazel Watson and Mr Engel

3 **DECLARATIONS OF INTEREST:** None

4 **PUBLIC QUESTIONS:** None

5 **MOLE VALLEY LOCAL PLAN:**

Mr Garber confirmed that a statement had been forwarded to the Inspector in response to the Inspector's Matters, Issues and Questions on Matter 10 Issues 2 (Beare Green) and 7 (Capel). The hearing is scheduled for 11 October 2022 and will be led by Counsel, Mr Paul Uttley and Mr Garber.

6 **PLANNING APPLICATIONS:**

i. **Application MO/2022/1464** – The Carriage House, Rusper Road, Capel. This is an application for the erection of a detached dwelling. This application was deferred from the last Planning Committee meeting. The property is in the countryside beyond the Green Belt. It is also subject to restrictive policies in the NPPF and Mole Valley policies END 23 and 24. The Councillors commented that the design offered little regarding to the sensitivity of the rural location. The Councillors recommended this application should be refused.

ii. **Application MO/2022/1575 – The Dukes Head, Horsham Road, Beare Green.** This is an application for the Variation of condition 2 of approved planning permission MO/2020/1968 for the erection of a part single, part two storey, part first floor rear extension and conversion of the building to 8 No. flats with associated parking, bin and cycle stores and alterations to the access and erection of entrance gates, all following partial demolition of the main building and outbuildings, to allow changes to the layout of the flats and provide a new balcony area.

Mole Valley Officers report states *“The development hereby permitted shall be carried out and completed in all respects strictly in accordance with the submitted documents and plan numbers AAL-20-173-PO2 Rev A, AAL-20-173-PO1 Rev A, AAL-20-173-PO3 Rev A, AAL-20-173-P05, 2020/5475/002 Rev B, contained within the application and no variations shall take place. Reason: To accord with the terms of the submitted application and to ensure minimal impact on local amenity and the environment in accordance with Mole Valley Core Strategy policy CS14 and Mole Valley Local Plan policy ENV22.”*

The Council agreed that there was no justification for the condition to be removed and therefore commends the application be refused.

7 **UPDATE ON APPEAL – LAND SOUTH OF COLES LANE, OCKLEY:**

Mr Garber informed the Council that a letter of representation from the Council's Legal Team had been forwarded to Mole Valley. The Council asked for this response to be forward it to the Planning Inspectorate for consideration by the Inspector, Mr Philpott. Mr Garber confirmed the Parish Council will be represented at the enquiry on 11 October 2022.

**Dates of Next Meetings:**

Full Council Meeting: **Monday 17 October 2022**

Planning Committee: **Monday 7 November 2022**

Finance Committee: **Monday 14 November 2022**

**The Full Parish Council meeting scheduled for Monday 21 November  
will be held in Beare Green Village Hall**