

**MINUTES OF THE PLANNING COMMITTEE MEETING
HELD ON MONDAY 3 APRIL 2023
AT CAPEL PARISH HALL**

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

The Committee was advised that Mr Garber would be standing down after the Parish Council elections on 4 May 2023, and therefore Councillors must consider electing a Chair for the Planning Committee at the upcoming Annual Parish Council meeting on 15 May 2023.

Mr Garber has agreed to continue as a Special Advisor to the Parish Council on matters relating to the Mole Valley Local Plan.

- 6 **PLANNING APPLICATIONS:**
 - **MO/2023/0298 – Ark Cottage, Horsham Road, Beare Green.** This is an application for the erection of a two-storey side extension. The Councillors were reminded that a similar application had been made in August 2022 when Mole Valley, the owner of the property and the agent were advised that the proposed development was based upon land which is not title to Ark Cottage. The Committee had responded that it would object to any further development as the proposed extension is contrary to NDP policy ESDQ4 which states the development must make a positive contribution towards the distinctive character of the village as a whole and relate well to its site and surroundings.
These objections are applicable to the current application as the property has already been the subject to conversion and does not fall within the Beare Green settlement boundary. There is also concern regarding the boundary. Plans supplied with the current planning application differ from those obtained from the Land Registry. A letter of objection has been forwarded to Mole Valley Planning department. The owner and the owner's agent have both been contacted stating that the proposed extension appears to be trespass on Common Land and if the application is not withdrawn, legal action will be taken.
 - **Application MO/2023/0257 – Old Wattlehurst Farm, Horsham Road, Capel, Horsham.** This application for prior notification for the change of use of an agricultural building to 2 No. dwellings (Use Class C3). The Committee was reminded that prior approval had been granted and therefore the application should be approved.
 - **Application MO/2023/0262 – 36, Carterdale Cottages, Capel.** This application for the Erection of single storey rear extension. The Committee viewed the location plan and application and agreed that the extension would not cause any disruption to neighbouring properties. The Committee therefore recommended this application should be approved.
 - **Application MO/2023/0305 - Greenstone, Moorhurst Lane, Beare Green.** This is an application for the variation of condition 4 of approved planning permission MO/94/1341 for a covered swimming pool and plant/changing facilities of 64m² and formation of walled courtyard following demolition of existing outhouses, to allow the swimming pool and changing facilities to be used for ancillary domestic purposes and for the private enjoyment of Greenstone House only. The Committee agreed that as permission had previously been granted, there was no objection to the variation.
 - **Application MO/2023/0302 – Land at Capel Landfill Site, Clockhouse Brickworks, Horsham Road, Capel.** This application was for the retention of the existing environmental management compound for a further period of time and installation of a landfill gas microgenerator and replacement flare unit. The application had been decided prior to the Committee meeting taking place.
 - **Application MO/2023/0118 - Sondes Place Farm, Westcott Road, Dorking.** This is an application for an outline application with all matters reserved except principal means of access to the highway for residential development of up to 144 dwellings including the creation of new vehicular access, school parking and drop-off/pick-up, gypsy and traveller pitches (0.2ha), public open space,

landscape planting, surface water attenuation and associated infrastructure. The Committee were aware that although the application was not in the parish, there were concerns regarding the wider effect such a development would have on the infrastructure of Dorking. Serious consideration must be given to the increased traffic flow around the centre of Dorking and the possible effect on sewage, drainage and water. Adverse effects of this major project could impact upon the wider Mole Valley community. The Committee said that the proposal must prove that all properties would be sustainable. A letter of concern will be forwarded to Mole Valley.

- **Planning Application MO/2017/0953 - Auclaye, Horsham Road, Capel.** Review of planning permission Ref MO/75/1165 dated 30 July 1976 pursuant to the Environment Act 1995 to determine full modern working and restoration conditions (SCC application 2017/0004 - for consultation only). The application had been decided prior to the Committee meeting taking place but the Committee had concerns regarding the increase in traffic and road safety issues in the area.

7. AONB BOUNDARY CONSULTATION

The Committee agreed that a response to the consultation should be submitted by the Parish Council. It was agreed that there was an opportunity for a minor boundary refinement at Beare Green so that the AONB boundary would be moved eastwards from the railway to the A24/A29. The Committee was in favour of supporting this extension and a response will be submitted. However, the Committee asked if the status of the AONB would be elevated to that of National Parks.

The Committee also mentioned concerns regarding the size of Surrey County Council AONB Management team. At present the area is overseen by Rob Fairbanks and a very small crew. Increasing the size would improve overall control of a very large area.

IMPORTANT COUNCILLOR INFORMATION

All Councillors were reminded that if they were unable to attend a meeting, apologies must be submitted prior to the meeting to the Clerk.

Councillors were also reminded that when the weekly planning applications are circulated, if any applications are in their ward, they should make themselves aware of the property and surrounding area. This will assist when the application is discussed.

Dates of Next Meetings:

Full Council Meeting: **Monday 17 April 2023**

Planning Committee: **Tuesday 2 May 2023** and Finance Committee meeting immediately afterwards

ANNUAL PARISH COUNCIL MEETING: Monday 15 May 2023

All meetings commence at 19:30 in Capel Parish Hall