

**MINUTES OF THE PLANNING COMMITTEE MEETING
HELD ON TUESDAY 2 MAY 2023
IN CAPEL PARISH HALL**

- 1 **IN ATTENDANCE:** Mr Garber, Mr McLachlan, Mrs Schryver, Mr Cox, Mr Salter, Mr Ashwood, Mrs Ryan and the Clerk.
Mr Kevin Shopland and Mr Stephen Salkin (Item 6(1)). Mr Simon Markham; Capel Cricket Club.
- 2 **APOLOGIES FOR ABSENCE:** Mr Ball and Mrs Dale.
- 3 **DECLARATIONS OF INTEREST:** None
- 4 **PUBLIC QUESTIONS:** None
- 5 **MATTERS ARISING:** None

Before the meeting began, Simon Markham from Capel Cricket Club addressed the meeting. It was emphasised that this was not an agenda item, and so no decisions could be made.

He wanted to bring the following suggestions to the council's attention. The Cricket Club had concerns regarding the fencing around the children's playground and felt a height extension to the existing high fence or erecting signs alerting people to cricket being played might be considered. The Cricket Club was also asking the Council for consideration to create a section of pathway, in the same style as the perimeter path on the Recreation ground to connect to the new nets.

It was agreed that these items would be included as an agenda item for the next Full Parish Council meeting.

- 6 **PLANNING APPLICATIONS:**
 - **MO/2023/0418 – Hurst, Vicarage Lane, Capel.** The Councillors were all very aware of this application for the housing development on the land. This application had been registered even though it has been included in the Mole Valley Local Plan, which is paused at the present time. Mr Shopland said he was attending the meeting, asking for the Council's continued support for the project. Mr Shopland said that several alterations had been made to the submission, which includes the addition of visitor parking. The application stressed that the development would be central to the village and all facilities.
Mr Garber mentioned the Inspector dealing with the Local Plan would not proceed until there was a clear understanding from Government regarding the NPPF. There were also issues regarding the removal of all Green Belt sites from the Plan. However, it was agreed housing projects should be brought forward as numbers remain critical.
It was agreed that before any communication is forwarded to Mole Valley, Mr Garber would meet with the Planning Consultant. However, Councillors did not in agreement with this, and suggested a meeting where all Councillors could attend and discuss the application.
The Clerk will arrange a separate meeting or a Zoom meeting.
 - **Application MO/2023/0380 – The Hazels, Newdigate Road, Beare Green.** This application for the installation of a second driveway. The Committee was reminded that prior approval had been granted and an easement agreed and therefore the application should be approved.
 - **Application MO/2023/0520 - Oak Cottage, Newdigate Road, Beare Green.** This application to move a telegraph pole for the Erection of single storey rear extension. The Committee was reminded that prior approval by way of a wayleave had granted for this work and therefore the application should be approved.
 - **Application MO/2023/0494 - 26 Bennetts Wood, Capel.** This is an application of prior notification for the erection of a single storey rear extension of 4.50 metres deep and 3.50 metres high with an eaves height of 2.95 metres. The Committee discussed the application and considered this significant extension would hinder neighbouring properties. It was considered the extension would compromise Mole Valley policy ENV 32 and the Capel NDP policy regarding extension of dwellings. The Parish Council recommended this application should be refused.
 - **Application MO/2023/0462 – Copse Farm, Old Kiln Farm, Coles Lane, Capel.** This is an application for a Certificate of Lawfulness for an existing use in respect of the change of use of Copse Farm from a mixed use agricultural and light industrial workshop planning unit including the stationing and occupation of a caravans / vehicles and other structures for residential use as a New Age Travellers Residential Caravan site / commune providing independent accommodation for more than 10 years.

The Committee questioned on what basis the Certificate of Lawfulness is required. No justification has been given for such a site in the middle of the Green Belt. The Committee was unable to find any argument to support the established use and has concerns that Mole Valley will have no planning control over the site. The Committee recommended this application be refused.

- **Application MO/2023/0466 - Copse Farm, Old Kiln Farm, Coles Lane, Capel.** This is an application for the erection of one block of 3 No. flats following demolition of existing workshop building. The Council considers this to be an inappropriate development which will be alien to the countryside outside the village settlement boundary within the Green Belt. The Council can find no justification for the proposed accommodation. No Design or Access Statement has been issued in support of the application. The Committee recommended this application be refused.

7. MO/2023/0298– Ark Cottage, Horsham Road, Beare Green. Mole Valley has approved this application for an extension to Ark Cottage. The Parish Council had concerns regarding the application as there was a significant difference in boundary layout between the map accompanying the application and that on the Land Registry site.

The Council is concerned that there could be trespass onto Parish land which is also Common Land. A letter has been forwarded to Howard Cundey asking them to assess the site and advise the Parish Council if there has been any breach. In the meantime, the property owner has been made aware of the Council's concern and the action that is being taken.

Dates of Next Meetings:

ANNUAL PARISH COUNCIL MEETING: Monday 15 May 2023

Planning Committee: Monday 5 June 2023

Finance Committee: Monday 11 September 2023

All meetings in Capel Parish Hall