

**MINUTES OF THE PLANNING COMMITTEE MEETING
HELD ON MONDAY 11 SEPTEMBER 2023
AT CAPEL PARISH HALL**

1 **IN ATTENDANCE:** Mr Ball, Mr McLachlan, Mrs Schryver, Mr Cox, Mr Salter, Mr Ashwood, Mrs Watson, Mrs Taylor and the Clerk.
Mr Kevin Shopland and Mr Simon Cryer.

2 **APOLOGIES FOR ABSENCE:** Mrs Dale.

3 **DECLARATIONS OF INTEREST:** Mr Salter and Mr Cox Item (6(ix))

4 **PUBLIC QUESTIONS:**

Mr Cryer addressed the meeting, advising on the status of planning application MO/2023/0418, the redevelopment of Hurst, Vicarage Lane, Capel. This application was submitted to Mole Valley District Council 5 months ago. Recently a Heritage Report had been requested by Mole Valley and issues were raised by the inspector.

Mr Cryer must respond by Friday 15th September, or the application could be refused. Mr Cryer asked the Parish Council if it could initiate a meeting with Mole Valley before the Friday deadline, or arrange for a short extension of time, so issues can be discussed. It was agreed that the Parish Council would try to organise a meeting with Mole Valley and Councillors would attend to support the application.

5 **MATTERS ARISING:** None

6 **PLANNING APPLICATIONS:**

- **Application MO/2023/1185 – 25, Grenehurst Park, Capel.** This is an application for the creation of hard standing to the right-hand side of garden. The Councillors were made aware the objections from neighbouring properties, and it appeared there was no legal access to the land and the application is not deliverable. The Councillors considered that Grenehurst Park Management Committee should have been consulted and given governance. The Council suggested the new hard standing would have restricted space and could be a safety hazard for pedestrians. The Councillors recommended this application should be refused.
- **Application MO/2023/1233 – Land north of Cooden and east of Horsham Road, Capel.** This is an outline application the consideration of access in respect of the erection of 46 No. dwellings. The Councillors were reminded that a previous application for housing on this site had been supported by the Council, but the plans were refused. This site is considered ideally placed for all local amenities and the application is supported by the Parish Council.
- **Application MO/2023/1221 - 17 Carterdale Cottages, Capel.** This application for the erection of 3 No. new dwellings and associated works. The Council considered the location of the proposed dwellings and the issues that would be faced when introducing more vehicles onto the cul-de-sac. This area hosts a turning circle for vehicles and restricting it's use with dedicated parking would cause problems in an already heavily congested road. It is considered the proposal does not comply with NDP policy **C-GA6** - new development to provide parking on site for occupants and visitors. The Council recommends this application should be refused.
- **Application MO/2023/1159 - Old Kiln Farm, Coles Lane, Capel.** This is an application for the change of use of land for the residential occupation of 6 park home accommodation site, demolition of existing workshop and proposed landscape and biodiversity enhancements. The Councillors considered the application and were aware why the development was being proposed. Councillors were also reminded that diversity of housing should be encouraged. It was recommended the application should be approved.
- **Application MO/2023/1092 – The Clockhouse, Horsham Road, Capel.** This is an application for the conversion of barn to form a new 4-Bedroom family dwelling. The Councillors considered the application, the proposed access to the new property and recommended the application should be approved.
- **Application MO/2023/1279 - Kimbers/The Firs, Horsham Road, Beare Green.** This is an application for the removal of condition 5 of approved planning permission MO/84/0633 for two detached 2-bedroom bungalows each of 79.4 sq m (856 sq ft) and double garage of 26.8 sq m (289 sq ft), to allow Permitted Development rights for extensions. The Council considered the application and recommended this application be approved.

- **Application MO/2023/1282 - Lavender Cottage, Ockley Road, Beare Green.** This is an application for the variation of condition 2 of approved planning permission MO/2021/1445 for the erection of one bungalow with associated landscaping, parking and private amenity area, following the demolition of existing storage building and 2 no. outbuildings, to allow changes to entrance lobby, and doors and windows. The Committee recommended the approval of the new drawings.
- **Application MO/2023/1191 - 1, Broome Hall, Broomehall Road, Coldharbour.** This is an application for the proposed access route to act as a temporary haul road during demolition of the existing barn and construction vehicles for servicing the art studio and adjacent farmland. The application gives no indication of how temporary this access route would be. The proposed surface composition does not suggest a temporary haul route. The Committee therefore recommends the application should be refused.
- **Application MO/2023/1183 – 9 Beare Green Cottages, Horsham Road, Beare Green.** This is an application for the erection of single-storey rear extension, new bay windows and loft conversion. The application was considered, and the size and scale proposed was considered over development and would affect neighbouring properties. The proposed extension does not comply with NDP policy **C-BGP01** - Extensions and alterations to existing dwellings shall have regard to the proximity and privacy of neighbourhood dwellings. The Committee recommended this application should be refused.

7. UPDATE – REDLANDS, THE STREET, CAPEL:

Mr Ball informed the Council that he had met with the developers of this site, and a draft proposal was circulated. He said that the Denton Group wanted the proposal to be sympathetic with local architecture and needs. The developers were trying to arrange a pre-planning meeting with Mole Valley. They wished to engage with the Parish Council to gather views prior to the pre-planning meeting. It was agreed Councillors would meet with the developers, on site, to discuss the proposals.

8. UPDATE – TEMPLE LANE, CAPEL:

Councillors were reminded that the bollards had been removed illegally. The Police had been informed and were regarding the matter as a criminal offence. Correspondence was received from Mr Brown's solicitor and there was a difference of interpretation regarding the offence. A draft response to the letter was circulated and it was agreed that before anything is forwarded information must be confirmed regard:

- The difference between a wayleave and an easement¹
- Does a utility company have the power to cross land to lay a water pipe or other utilities?²
- Does the landowner have the right to refuse?³

In the meantime, Surrey Community Action at Astolat in Guildford have been contacted for a list of advisors including legal, for community issues.

Dates of Next Meetings:

Full Parish Council meeting: Monday 18 September 2023

Planning Committee: Monday 2 October 2023

Finance Committee: Monday 6 November 2023

¹ A wayleave is a terminable licence that is linked to the owners/occupiers of property and land, rather than the land itself. Wayleaves are usually annual agreements.

An easement relates to more permanent statutory access agreements.

² Water and Sewage Companies have a statutory power to enter land to lay pipes and alter existing pipes under the Water Industry Act 1991.

³ No