

**MINUTES OF THE PLANNING COMMITTEE MEETING
HELD ON TUESDAY 2 JANUARY 2024
IN CAPEL PARISH HALL AT 7:30 PM**

1 **IN ATTENDANCE:** Mr Ball, Mr McLachlan, Mrs Dale, Mr Salter, Mr Ashwood, Mrs Watson and the Clerk.

2 **APOLOGIES FOR ABSENCE:** Mrs Schryver, Mrs Watson and Mr Cox.

3 **DECLARATIONS OF INTEREST:** None

4 **PUBLIC QUESTIONS:** None

5 **MATTERS ARISING:** None

6 **PLANNING APPLICATIONS:**

- **Application MO/2023/1762 - Land adjacent to Lavender Cottage, Ockley Road, Beare Green.** This is an application for the erection of 1 No. bungalow with associated landscaping, parking and amenity area, following demolition of 2 No. outbuildings. This land is in the Green Belt and no exceptional circumstances had been demonstrated and a Design and Access Statement had not been submitted. The Councillors recommended this application should be refused.
- **Application MO/2023/1893 – Old Kiln Farm, Coles Lane, Capel.** This is an application for the erection of a 4 No. park home accommodation site following demolition of existing workshop, and proposed landscape and biodiversity enhancements. As a Certificate of Lawfulness already exists and the Councillors recommended this application should be approved.
- **Application MO/2023/1922 – Land to the rear of Redlands House, 62, The Street, Capel.** This is an application for the erection of 4 No. detached residential dwellings with associated garaging and landscaping, following demolition of existing garage building. It has been noted that access to the site is acceptable to Surrey County Council Highways. Parking issues have been addressed with the inclusion of garaging. Councillors did have concerns that if the application is approved, construction traffic should be properly managed to alleviate parking along The Street and hindering through traffic. It was noted that although this land is in the Green Belt, the Council believe a change in the village boundary is imminent and therefore this land will be outside the Green Belt. The Councillors fully supports this application and recommend it should be approved.
- **Application MO/2023/1943 – Ruge Farm, Horsham Road, Capel.** This is Prior notification for the installation of a 26.2 metre high valmount monopole, 12 No. antennas, 2 No. 0.6m dishes, 6 No. operator cabinets, 1 No. meter cabinet which are proposed to be located within a 2.4-metre-high palisade fenced compound and a proposed short access track. The Council is aware of the need for this installation but recommends if the application is approved, the mast be sympathetic to the surroundings. The Councillors recommend this application be approved.
- **Application MO/2023/1937 – Grene Trest, Horsham Road, Capel.** This is an application for Variation of Condition 2 of approved application MO/2020/0913 for the erection of a replacement dwelling to allow for a change in window positions and slight alterations to the roof and a ground level reduction. The Councillors have concerns that the original planning application for this development is not being observed. Evidence of suspected anomalies have been forwarded to Mole Valley, but no action has seemingly been taken. The Councillors agreed that this application should be refused but a letter outlining continued concerns will be sent to the Mole Valley District Council's Executive and the Enforcement Teams for immediate action, along with photographic evidence and engineering drawings.

7. UPDATE – BREAKSPEAR FARM, OLD HORSHAM ROAD, BEARE GREEN.

The Committee was reminded that the application requires an up-to-date Housing Needs Survey which has been requested which will be essential when the Capel Neighbourhood Development Plan is updated. This information will also be useful information should this application go to appeal. Councillors asked what criteria is used to gather information for this survey. The Parish Council is due to discuss the survey with Surrey Community Action and will request this information.

For information:

The Councillors were informed that the boundary issues regarding Ark Cottage, Horsham Road, Beare Green have been paused, due to the residents of the property having issues with their legal advisor. The Parish Council has been advised that the matter will be resumed as soon as another advisor has been appointed.

Dates of Next Meetings:

Full Parish Council meeting: Monday 15 January 2024

Panning Committee meeting: Monday 05 February 2024

Finance Committee meeting: Tuesday 07 May 2024

All meetings will be held in the Parish Hall and begin at 7:30pm.