

**MINUTES OF THE PLANNING COMMITTEE MEETING  
HELD ON MONDAY 5 FEBRUARY 2024  
IN CAPEL PARISH HALL**

1 **IN ATTENDANCE:** Mr Ball, Mr McLachlan, Mrs Dale, Mrs Schryver, Mr Salter, Mr Ashwood, Mrs Taylor and the Clerk.  
Mr Paul Garber, Special Advisor to the Parish Council on matters relating to Mole Valley Local Plan. (Part – Item 5)

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

3 **DECLARATIONS OF INTEREST:** None

4 **PUBLIC QUESTIONS:** None

5 **UPDATED NPPF AND MOLE VALLEY LOCAL PLAN:**

Mr Garber addressed the meeting, outlining the events that had taken place recently regarding Mole Valley District Council's decision to adopt the Local Plan as originally proposed and the relevance of the new NPPF. Currently if the Inspector does not receive Mole Valley's modifications directly, it will create further delays as the District Council will not be able to make any agreements before the local elections in May. If the changes are agreed, it is expected that the Local Plan will be adopted by late summer. If they cannot be agreed before the pre-election period, the Local Plan will be delayed until the end of May and the adoption date will not be until the end of the year. However, more delays could occur if there is a general election in the autumn. The Plan will now include all proposed sites, apart from one in Leatherhead which is not deliverable and cannot be achieved. All sites will remain speculative until the Plan is adopted.

Mr Garber mentioned **Item 8 on the agenda – the appeal for application MO/2023/1233**. As this site was not included in the Mole Valley Local Plan and is not in line with the new NPPF, it will be considered inappropriate, and the appeal is likely to be quashed. The site is outside the village settlement boundary, is in countryside beyond the Green Belt and must be protected for its own sake.

Mr Garber also mentioned it will be necessary to update the Capel Neighbourhood Plan. The NPPF sends a strong message on affordable housing and to that end an updated Housing Needs Assessment will be essential when updating the NDP. It was agreed to go forward with the Surrey Community Action estimate to collate information. The Councillors were advised of the cost of this Assessment, approximately £2,500 and all Councillors voted in favour.<sup>1</sup>

6. **HORSHAM DISTRICT LOCAL PLAN -2023-2040:**

All Councillors will be sent a link to this plan. Views are invited on whether the revised Horsham District Local Plan meets national planning tests. Representations must be submitted before 5pm Friday 1 March 2024. [www.horsham.gov.uk/localplanreg19](http://www.horsham.gov.uk/localplanreg19)

7. **PLANNING APPLICATIONS:**

- **Application MO/2023/1961 - Greenstone, Moorhurst Lane, Beare Green.** This is an application for variation of conditions 2 and 3 of approved planning permission MO/2021/1439 for the erection of single storey side and rear extensions, enlargement of the roof and alterations to the existing dwelling including ground source heat pump plant, to allow changes to the roof, chimney flue, veranda, windows, doors, materials and internal layout. As Planning Permission has already been granted, the Parish Council offered no objections to the variations.
- **Application MO/2024/0029 - Oakdene, Henfold Lane, Beare Green.** This is an application for the retention in full of building 4. The Councillors were advised that similar applications had been refused twice and two appeals lost. The Councillors could see no justification in this application and therefore recommended refusal.

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<sup>1</sup> SCA have confirmed that due to local elections an HNS will not be permitted to commence until after 3 May 2024. The survey is likely to start in late May.

- **Application MO/2024/0087 – Arnwood Farm, Rusper Road, Newdigate.** This application was decided by Mole Valley District Council prior to the Planning Committee meeting.
- **Application MO/2024/0032 – The South Barn, Crackerbarrel Farm, Horsham Road, Beare Green.** This is an application for the installation of swimming pool and pool house within the garden. The Councillors considered this application and recommended it should be approved.

**8. APPEAL – MO/2023/1233 – LAND NORTH OF COODEN AND EAST OF HORSHAM ROAD, CAPEL:**

Please refer to the information in Agenda Item (5).

**9. ENFORCEMENT ISSUES:**

- 2 The Nest, Coldharbour
- Grene Trest, Horsham Road, Beare Green
- Hill View, Abinger Road, Coldharbour.
- Kimberlee, Newdigate Road, Beare Green
- The Dukes Head, Horsham Road, Beare Green

Councillors were reminded that an Enforcement Notice Case Reference Number: 2019/0297/ENF had been issued to 2 The Nest in July 2022 and to date nothing has happened.

There are also concerns with 4 other properties, and the issues have been forwarded to Mole Valley Enforcement Team. To date no acknowledgments or further information has been received. It has now been proposed that a meeting be arranged with the Head of Enforcement Louise Nolan and Piers Mason to discuss these important outstanding issues.

**10. RECENT TRAINING – THE FUTURE SHAPE OF THE PLANNING SYSTEM:**

Councillors had attended this training, offered by Surrey ALC. All Councillors were reminded that they should take advantage of training sessions to help carry out their role and become more experienced and confident.

**11. TRIG STREET PROJECT:**

Councillors wanted a better understating of what Newdigate Parish Council was doing to assist with this project. Councillor Dale confirmed she would attend the next Newdigate Parish meeting and ask for information.

**12. ELECTRIC VEHICLE CHARGE POINTS:**

The Parish Council had been approached by a company, offering to install, maintain and fund the installation of electric vehicle charging points in the Parish car park. Information was obtained and circulated prior to the meeting. Agreement was made in principle that the current adjacent disability spaces adjacent to the Parish Hall could be turned into 2 electric charging spaces. A new disability space will be made available directly outside the parish hall at 90 degrees to the building. The prospective supplier would need to guarantee that all the expenses of running a new dedicated power supply will be covered by them. It would be preferable if the new supply was registered in their name, so the Parish Council does not have to get involved with paying electricity bills and then charging back to them. Also, some assurance as to what would happen in the future should they go out of business. It would be expected that they would also need to cover the costs of repainting the disability spaces to be replaced and the new one and any other costs to us. An on-site meeting would be ideal before the matter is taken further.

**For Information:**

The adoption of the decommissioned telephone kiosk in The Street, Capel has been completed. The kiosk will need to be repaired before a defibrillator can be installed. Information has been received on recommended contractors who carry out these sensitive repairs. The clerk will contact them and arrange for an estimate prior to any works being carried out.

**Dates of Next Meetings:**

**Full Parish Council meeting: Monday 19 February 2024**

**Planning Committee meeting: Monday 04 March 2024**

**ANNUAL PARISH MEETING: Monday 11 March 2024**

**Finance Committee meeting: Tuesday 07 May 2024**

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