

**MINUTES OF THE PLANNING COMMITTEE MEETING  
HELD ON MONDAY 2 SEPTEMBER 2024  
IN CAPEL PARISH HALL**

1     **IN ATTENDANCE:** Mr McLachlan, Mr Ball, Mrs Schryver, Mr Salter, Mr Ashwood and Mrs Taylor, Mr Cox and the Clerk.

2     **APOLOGIES FOR ABSENCE:** Mrs Dale and Mrs Watson

3     **DECLARATIONS OF INTEREST:** None

4     **PUBLIC QUESTIONS:** None

5.    **PLANNING APPLICATIONS:**

- **Application No: MO/2024/1218 - The Hazels, Newdigate Road, Beare Green.**

This is prior notification for the erection of a single storey rear extension of 8.00 metres deep and 3.50 metres high with a height at the eaves of 2.50 metres. The Committee considered the application, taking into consideration the size of the extension and the area of the plot. The Councillors recommended the application should be approved.

- **Application No: MO/2024/1295 – Mill View, Old Horsham Road, Beare Green.**

This is an application for the erection of an oak framed orangery extension following removal of existing conservatory to the rear. The next extension would be in the footprint of the existing conservatory. The Committee has no objection to the application and recommended it should be approved.

- **Application MO/2024/1323 – Land South of Coles Lane, Ockley.** This application for the removal of Condition 8 of planning permission allowed under Appeal Ref: APP/C3620/W/21/3272057 (LA Ref: MO/2020/0667/PLAMAJ) for the outline planning permission for a residential scheme of up to 60 dwellings, with associated landscaping, amenity space, sustainable urban drainage system (SuDS), and associated works. All matters reserved except for access to allow the development to be delivered independently of the extension and improvement works to the existing footway around the junction of Coles Lane and Station Approach, which was subject to planning permission ref: MO/2021/0732. The removal of this Condition has not established that safe and suitable pedestrian provision will be provided with the proposed removal of Condition 8. This conflicts to the aims of the NPPF (2023), the Surrey Local Transport Plan 4 (2022) and the Mole Valley Local Plan.

The developers cannot implement works relating to the railway embankment as the land is not within their ownership and control. Network Rail and the rail franchise company are not prepared to permit works to the embankment on rail safety grounds as works to the embankment would create a fundamental stability risk. It would also impose unreasonable maintenance implications which could impact upon the rail service.

A further implication regarding the highway is that the increased use of Coles Lane without the required highway improvements would severely compromise pedestrian movement. The increased use of the road resulting from vehicle generation from the development together with service users would intensify vehicular movement.

In addition to Coles Lane and Station Approach, access for pedestrians and cyclists to local facilities such as shops and the doctors surgery in Capel Village would require crossing the A24 trunk road and essential safety measures would need to be in place prior to commencement as defined in Condition 8.

Removing this would lead to pedestrians walking in the carriageway and this is a serious highway safety concern - a continuous, off carriageway route needs to be provided. By including Condition 8 the Planning Inspector made it a pre-requisite that this should be completed before any building works begin. The pre commencement obligation must not be compromised.

Taking highway safety concerns into consideration, there is no reason to support the removal of Condition 8. Capel Parish Council therefore strongly recommended that this application be refused.

**Information/Attention:**

**(i) Restoration plans for Clockhouse Quarry in Capel.**

The Committee was reminded that the Parish Council continues to support these plans submitted by SUEZ to Surrey County Council and therefore no objection will be submitted.

**(ii) Palmers Farm and Capel Parish Land.**

The Parish Council had received an email request regarding part of the verge along Newdigate Road, Beare Green. A meeting with the owner's representative will be set up to discuss the matter further.

**(iii) Broadwalk in Coldharbour Village.**

Mr McLachlan had received an email from the National Trust regarding the condition of the boardwalk which is currently closed for safety reasons. This walk links the centre of the village to the children's playground and was originally funded by a grant. The NT is unable to fund the repairs which will be costly. A decision will be made on whether to remove the boardwalk and open up the area by removing some trees, clearing the undergrowth and diverting water down into the gully by the lane. This would assist in drying the area and making the footpath passable for those wishing to walk to the children's playground with buggies.

**(iv) Housing Needs Survey**

The Councillors were informed that the Housing Needs Survey consultation had now closed, and information had been received indicating there was a 21% reply rate. This information will be used when the Neighbourhood Development Plan is updated. It was agreed that a NDP sub-committee should now be formed.

**(v) Councillor Resignation**

Councillor Ashwood informed the Committee that he had made the decision to step down from Councillor duties due to personal circumstances. The Councillors thanked him for his past service and wished him well. The Casual Vacancy will now be advertised.

**Items (ii) to (v) will be included on the agenda for the next Full Parish Council meeting.**

**Dates of Next Meetings: All meetings begin at 7:30pm.**

**Full Parish Council: Monday 16 September 2024**

**Planning Committee: Monday 07 October 2024**

**Finance Committee: Monday 04 November 2024**