

**MINUTES OF THE PLANNING COMMITTEE MEETING
HELD ON MONDAY 03 MARCH 2025
IN CAPEL PARISH HALL**

- 1 **IN ATTENDANCE:** Mr Ball, Mr McLachlan, Mrs Schryver, Mr Salter, Mr Palmer, Mr Ransome and the Clerk.
Mrs Elizabeth Jones (part).

All attendees were reminded of the Meeting Etiquette printed at the top of the agenda.

- 2 **APOLOGIES FOR ABSENCE:** Mr Cox, Mrs Watson, Mrs Taylor and Mrs Dale.
- 3 **DECLARATIONS OF INTEREST:** Mr Ball (Item No. 8(ii))
Mrs Schryver and Mr Ransome (Item No. 7)
- 4 **PUBLIC QUESTIONS:** None.

Mr Ball advised the Committee that as Mrs Jones was in attendance and wanted to address the Committee on Agenda Item No. 8. Therefore, the agenda was amended, and this item discussed first.

5 **COMMON LAND, ADJACE TO SUNNYSIDE, THE STREET CAPEL:**

Mr Ball reminded the Committee that the Parish Council had already debated and voted on the sale of the plot of common land adjacent to Sunnyside, The Street, Capel.

Mrs Jones addressed the Committee, advising that she was a long-term resident of Sunnyside and had tended this plot for as long as she had lived in the property. Most windows in the property look out onto this plot and this creates a privacy issue with people walking on the land. Mrs Jones said that she wanted to secure the use of the land as part of Sunnyside in perpetuity.

The Councillors reiterated that the land would not be sold, but suggested a solution would be to lease the land. Mrs Jones agreed with the suggestion and the Clerk will contact the Parish Council's solicitor asking for advice on this matter. Mrs Jones will be kept informed.¹

6. **UPDATE ON MOLE VALLEY LOCAL PLAN, NPPF AND CAPEL NEIGHBOURHOOD DEVELOPMENT PLAN:**

Mr Ball informed the Committee that initial information had been received from Mole Valley. When there is a unitary split it is understood the current Mole Valley Local Plan will almost certainly be adopted and will continue to determine planning applications as at present. Mr McLachlan asked if there was any information regarding future CIL payments. No information on this will be available until after the split is confirmed.

Regarding Neighbourhood Development Plans, as they are part of the Local Plan, they will remain. Capel's NDP is still viable for another year and therefore the Parish Council should proceed with the review as planned for the period ending in line with the Mole Valley Local Plan. The Committee was advised that the updated NDP will not need to go out for public consultation but will be submitted to Mole Valley for approval.

7. **RURAL EXCEPTION HOUSING SITE, CAPEL:**

Further to the information provided at the last Full Parish Council meeting by Nicola Davidson and David Cown, Surrey Community Action regarding the Rural Exception Housing Site in Vicarage Lane, Capel. The Councillors were reminded that planning permission has already been granted for a small housing development in Vicarage Lane, and a second site would increase traffic and parking issues.

Councillors were reminded that Rural Exception Sites are designated areas in rural locations where small-scale affordable housing development can take place. These sites allow land to be provided below market value for residential development, specifically for the purpose of building affordable housing for local people and this would be welcomed. However, there were still too many variables that needed to be confirmed before a decision could be made.

Questions were asked regarding the cost of the land. Would the Guildford Diocesan Board of Finance be prepared to gift the land for development? How would a Housing Association be selected? What will happen

¹ Information received from Solicitor. Circulated to all Councillors and forwarded to Mrs Jones.

to Scott Broadwood school site if the school is closed? It was agreed that Surrey Community Action should be contacted and asked for clearer information.

8. PLANNING APPLICATIONS:

- **Application No: MO/2024/00079 – Sharks Barn, Misbrooks Farm, Misbrooks Green Road, Capel.** This is an application for the discharge of Condition 9 of planning permission MO/2022/0139 for the conversion and extension of one existing outbuilding to a 1-bedroom single storey dwelling with external amenity space and parking provision. The Councillors agreed that there should be proof that Section 9 has been correctly discharged. If there is proof this has been signed off, the Parish Council will accept the application.
- **Application No: MO/2025/0115– Oakmead, Horsham Road, Beare Green.** This application is prior notification for the erection of a single storey rear extension of 8 metres deep and 3.25 metres high with a height at the eaves of 2.85 metres. After discussing the application, the Councillors recommended the application should be approved.
- **Application MO/2025/0189 – Aspro Nissi, Newdigate Road, Beare Green.** This application is Erection of front porch. The Committee reviewed the application and plans and offered no objection. It was recommended the application should be approved.
- **Application MO/2025/0206 – The Hazels, Newdigate Road, Beare Green.** This is an application for Certificate of lawfulness for a proposed development in respect of the demolition of the existing shed and erection of an outbuilding containing a garage and studio. The Committee reviewed the application and plans and offered no objection. It was recommended the application should be approved.
- **Application MO/2025/0219 - Rowemount Cottage, Abinger Road, Coldharbour.** This is an application for the erection of replacement stable block. The Committee reviewed the application and plans and offered no objection. It was recommended the application should be approved.
- **Application MO/2025/0224 - Diyatalawa, Springwell Road, Beare Green.** This is an application for the demolition of an existing garage and erect a single storey side and rear extension. The Councillors deferred deciding on this application until Mrs Watson, Councillor for Beare Green had viewed the property and made a recommendation. It has now been agreed that whilst parking spaces will be maintained, refusal is recommended as the extension will be very close to the neighbouring property.

9. ENFORCEMENT:

- **MO/2024/1940 - Wattlehurst Farm, Cart Shed Building, Horsham Road, Capel.**

The Councillors were advised that Mole Valley had notified the Parish Council that there was an enforcement is being investigated at this property but whilst there is planning application under consideration, enforcement action is on hold.

10. PURCHASE OF GRIT SALT – for information:

Councillors were advised that an order for grit salt had been placed. The grit is used jointly by the Parish Council and Charlottee Broadwood flats. Once the invoice is received it will be split between the two parties for payment.

Dates of Next Meetings:

Full Parish Council Meeting – Monday 17 February 2025

Planning Committee Meeting – Monday 03 March 2025

ANNUAL PARISH MEETING – Monday 10 March 2025

Finance Committee Meeting: Tuesday 06 May 2025