

**MINUTES OF THE PLANNING COMMITTEE MEETING
HELD ON MONDAY 5 AUGUST 2024
AT CAPEL PARISH HALL**

1 **IN ATTENDANCE:** Mr Ball, Mrs Dale, Mrs Schryver, Mrs Watson, Mr Cox and the Clerk.

2 **APOLOGIES FOR ABSENCE:** Mr Salter, Mr McLachlan, Mr Ashwood and Mrs Taylor

3 **DECLARATIONS OF INTEREST:** None

4 **PUBLIC QUESTIONS:** None

5. **PLANNING APPLICATIONS:**

• **Application No.: MO/2024/0335**

Location: Hurst, Vicarage Lane, Capel.

Proposal: Demolition of existing buildings and redevelopment of the site to provide 13 No. dwellings (Use Class C3) with associated landscaping, parking and access.

Information has been received regarding this application being referred to the Development Management Committee for consideration at its meeting on 7 August 2024. This is an opportunity for supporters or objectors of the proposal to speak to the Development Management Committee. The Parish Council has continued to support this application and therefore felt that nothing further could be added by a Parish Councillor being present. However, the Councillors did agree a letter of support, which will be submitted to the Committee for consideration at the meeting.

• **Application MO/2023/1622 - Spring Lodge, Horsham Road, Capel.** This is an application for an extension of existing dwelling and sub-division to form 2 No. separate dwellings. The Committee considered the application, had no objection to the plans and recommended it should be approved.

• **Application MO/2024/1084 - Chasemore Cottage, Broomehall Road, Coldharbour.** This is an application for the erection of an EV car charging point on a concrete block wall, approximately 1.2 m high, brick or stone faced, length approximately 500 mm wide stepped down in courses to ground level. Concrete foundation to be min 500 mm deep approximately 250 mm wide. Excavation of 600 mm deep trench across existing paved driveway suitable for 63 mm ducting to carry 6 mm armoured cable. Trench ends to terminate at the charging point and face of the existing garage wall. All surfaces to be reinstated to match existing. The Committee has no objection to the application and recommended it should be approved.

• **Application MO/2024/1111 – Land at Petersfield Farm, Henfold Lane, Beare Green.** This application erection of two-storey detached dwelling. The proposed dwelling would be erected on Green Belt land, in a rural area. Additional access onto a new property would be required. No special circumstances were provided for the provision of an additional property. The Committee therefore recommended this application should be refused.

6. **APPEAL MO/2024/0397 – Riverdale Paddocks, Capel Road, Rusper.** This application is for the variation of Condition 8 of approved planning permission MO/2017/0803 or part retrospective application of existing caravan site for the siting of 7 No. additional caravans; 2 No. additional utility buildings and associated hard standing, to allow changes to the site plan, plans and elevations of Utility Building, and access. This application was refused by Mole Valley for the following reasons:

The proposal, by reason of its siting, scale and design results in a prominent form of development that, in conjunction with existing development on the site, has a cramped and incongruous appearance which fails to respect the rural character of the surroundings. As such, significant harm would result that is contrary to Policy CS14 of the Mole Valley Core Strategy, Policies ENV3, ENV22, ENV23 and ENV24 of the Mole Valley Local Plan and the NPPF.

The Parish Council supports the recommendation of Mole Valley and will respond accordingly to the Planning Inspectorate.

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

Full Parish Council: Monday 19 August 2024. John Venus Hall, Coldharbour

Planning Committee: Monday 02 September 2024

Finance Committee: Monday 02 September 2024 (immediately after Planning Committee)