



NEWDIGATE PARISH COUNCIL

www.newdigateparishcouncil.gov.uk

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PLANNING COMMITTEE MINUTES

Monday 5th August 2024 at 7.30pm

Present: John Mckenzie-Sage (Chair), Ameeta Garga, William Harmsworth, Bill Kear, Sarah Macdonald, Richard Tyson-Davies

1. APOLOGIES

NONE

2. DECLARATIONS OF INTEREST

BK – MO/2024/0891/PIP

SM – MO/2024/1554/PLA Major

RTD – MO/2024/1166/PLAH

3. MINUTES – Minutes from meeting held on 1st July 2024 were approved by all present.

4. PLANNING APPLICATIONS:

4.1. MO/2024/1166/PLAH [Link](#)

Location: Rolls Farmhouse, Partridge Lane, Newdigate, Dorking, Surrey, RH5 5BW

Proposal: Erection of an outdoor gym studio and office.

Case Officer: Chris Yeowell

Registration Date: 19-Jul-2024

NPC – Objection. Inappropriate development in the Greenbelt. This sits within the curtilage of the property which is a listed building.

4.2 MO/2024/1153/PLA [Link](#)

Location: Newdigate C of E Infants School, Village Street, Newdigate, Dorking, Surrey, RH5 5DJ

Proposal: Installation of air source heat pumps and associated works.

Case Officer: Hannah Suchy

Registration Date: 25-Jul-2024

NPC – No Comment

4.3 MO/2024/1173/PLA MAJOR [Link](#)

Location: Rusper Track, Rusper Road, Newdigate, RH5 5BX

Proposal: Erection of a forestry barn for the storage and maintenance of forestry machinery with associated hardstanding for parking and turning and re-wilding of existing motocross course.

Case Officer: Sue Read

Registration Date: 19-Jul-2024

NPC – No Comment

4.4 **MO/2024/1188/PLA** [Link](#)

Location: Land South of Copse View, Burnt Oak Lane, Newdigate, Dorking, Surrey, RH5 5BJ
Proposal: Erection of 1 No. detached two-storey dwelling with associated access, parking and landscaping.

Case Officer: Sue James

Registration Date: 19-Jul-2024

NPC – Objection. Inappropriate development in the Greenbelt.

5 DECISIONS

5.1 **MO/2024/0891/PIP** [Link](#)

Location: Woodlands Farm, Burnt Oak Lane, Newdigate, Dorking, Surrey, RH5 5BJ
Proposal: Application for permission in principle in respect of the conversion of existing buildings into 2 No. dwellings with associated works including the demolition of redundant buildings.

Decision: REFUSED

Decision Date: 24-Jul-2024

5.2 **MO/2024/0571/PLA** [Link](#)

Location: Horsielands Farm, Church Lane, Newdigate, Dorking, Surrey, RH5 5DP
Proposal: Demolition of the existing buildings and development of 3 No. detached houses with associated parking, access and landscaping.

Decision: REFUSED

Decision Date: 08-Jul-2024

5.3 **MO/2024/0705/PLAH** [Link](#)

Location: Marelands Cottage, Rusper Road, Newdigate, Dorking, Surrey, RH5 5BX
Proposal: Demolition of existing garage and erection of detached garage/store.

Decision: REFUSED

Decision Date: 05-Jul-2024

5.4 **MO/2024/0848/PCL** [Link](#)

Location: Cudworth Gate, Cudworth Lane, Newdigate, Dorking, Surrey, RH5 5BH
Proposal: Certificate of Lawfulness for a proposed development in respect of the erection of a two storey rear extension following demolition of a rear extension, conservatory and outbuilding.

Decision: APPROVED

Decision Date: 08-Jul-2024

6. APPEALS

6.1 **MO/2024/0397/CC MAJOR**

Location: Riverdale Paddocks, Capel Road, Rusper, RH12 4PZ

Proposal: Variation of Condition 8 of approved planning permission MO/2017/0803 for 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.

Appeal Start Date: 19-Jul-2024

6.2 MO/2023/1554/PLA MAJOR [Link](#)

Location: Land east of Partridge Lane, Newdigate, Dorking, Surrey

Proposal: Stationing of 2 No. mobile homes for occupation by agricultural workers for a temporary period of three years. Erection of an agricultural barn and track. Change of use of land from agricultural to mixed use agricultural and commercial equine.

Appeal Start Date: 12-Jul-2024

6.3. MO/2023/1630/PNK [Link](#)

Location: Woodlands Farm, Burnt Oak Lane, Newdigate, Dorking, Surrey, RH5 5BJ

Proposal: Prior notification for the change of use of existing agricultural buildings to flexible commercial use (Class B8 Storage or distribution).

Appeal Start Date: 17-Jul-2024

7. ENFORCEMENT APPEALS

7.1 2021/0271/ENF [Link](#)

Location: Site adjacent to Woodlands Farm, Rusper Road, Newdigate, Dorking, RH5 5BX

Parish: Newdigate

Enforcement Notice Details: Alleged that someone is living at the site. Without planning permission the erection of operational development described as "Building F" on the land.

Appeal Start Date: 12-Jul-2024

7.2 2024/0085/ENF [Link](#)

Location: Land adjacent to Cidermill Hatch, Partridge Lane, Newdigate, Dorking, Surrey, RH5 5BP

Enforcement Notice Details:

Alleged removal of Oak Tree, removal of established hedging, draining of pond occupied by protected Newts, destruction of wildlife habitats. Installation of hard surfacing of field/garden area and siting of mobile homes without planning permission.

THE BREACH OF PLANNING CONTROL ALLEGED

Without planning permission, the material change of use of the land to use for the stationing of residential caravans and touring caravans for residential purposes and all the associated development facilitating the material change of use which includes:

- a) The formation of areas of hardstanding
- b) The formation of upstands and supporting structures beneath the static caravans
- c) Installation of drainage pipes and soakaways
- d) Installation of a sewage treatment system

Appeal Start Date: 30-Jul-2024

MEETING ENDED 8.05PM