



NEWDIGATE PARISH COUNCIL

www.newdigateparishcouncil.gov.uk

email: clerk@newdigateparishcouncil.gov.uk

PLANNING COMMITTEE MINUTES

Monday 2nd September 2024 at 7.30pm

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

Also in attendance: 4 members of the public

1. APOLOGIES

None

2. DECLARATIONS OF INTEREST

AG – MO/2024/0889/PLAH

3. **MINUTES** – Minutes from meeting held on 5th August 2024 were approved by all present.

4. PLANNING APPLICATIONS:

a). MO/2024/1132/PLAH [Link](#)

Location: Acorn House, Parkgate Road, Newdigate, Dorking, Surrey, RH5 5AH

Proposal: Erection of a wooden car port with attached workshop to front of building.

Case Officer: Chris Yeowell

Registration Date: 22-Jul-2024

PSH/Area: Newdigate

NPC Comment: No comment

b) 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

PSH/Area: Newdigate

NPC Comment: No further comments

c) MO/2024/1201/ECL [Link](#)

Location: The Barn, Tanhouse Farm, Rusper Road, Newdigate, Dorking, Surrey, RH5 5BX

Proposal: Certificate of Lawfulness for an existing use in respect of the section of barn outlined red (in the submitted declaration), forming part of the accommodation of the main dwelling, without any intervening uses, for a period of more than 10 years.

Case Officer: Sue James

Registration Date: 25-Jul-2024

NPC Comment: No comment

d) MO/2024/1259/PLA [Link](#)

Location: Land adj to Doctors Surgery, Rusper Road, Newdigate, Surrey, RH5 5BE
Proposal: Erection of a detached dwelling with parking, bin and cycle store.
Case Officer: Sue Read
Registration Date: 02-Aug-2024
PSH/Area: Newdigate
NPC Comment: See comment submitted on MVDC planning portal.

e) MO/2024/1324/PLAH [Link](#)

Location: Cudworth Gate, Cudworth Lane, Newdigate, Dorking, Surrey, RH5 5BH
Proposal: Demolition of the front porch, lounge bay, Annexe entrance, small rear extension and outbuilding. Construction of a two-storey front porch, two-storey extension, first-floor front and rear extension to the Annexe and two-storey rear extension to the Annexe.
Case Officer: Chris Yeowell
Registration Date: 12-Aug-2024
PSH/Area: Newdigate
NPC Comment: No comment

f) MO/2024/1319/PLAH [Link](#)

Location: Brookhurst, Village Street, Newdigate, Dorking, Surrey, RH5 5AD
Proposal: Demolition of existing rear conservatory and erection of single storey rear extension under a flat roof.
Case Officer: Hannah Suchy
Registration Date: 13-Aug-2024
PSH/Area: Newdigate
NPC Comment: No comment

g) MO/2024/1320/ECL [Link](#)

Location: Little Acorns, Rusper Road, Newdigate, Surrey, RH5 5BX
Proposal: Certificate of Lawfulness for the existing development in respect of the erection of a single storey residential extension to an existing single dwelling (Use Class C3) within one planning unit.
Case Officer: Aidan Gardner
Registration Date: 12-Aug-2024
PSH/Area: Newdigate
NPC Comment: No comment

h) MO/2024/1205/PLAH [Link](#)

Location: Marelands Cottage, Rusper Road, Newdigate, Dorking, Surrey, RH5 5BX
Proposal: Demolition of existing garage and stable and erection of a detached garage / store.
Case Officer: Hannah Suchy
Registration Date: 02-Aug-2024
PSH/Area: Newdigate
NPC Comment: No comment

5. DECISIONS

a) MO/2024/0889/PLAH [Link](#)

Location: Ashley Lodge, Parkgate Road, Newdigate, Dorking, Surrey, RH5 5DZ
Proposal: Erection of a new front access ramp and bituminous drive/vehicle hardstanding.
Decision: APPROVED WITH CONDITIONS
Decision Date: 06-Aug-2024
Parish: Newdigate

b) MO/2024/0945/PCL [Link](#)

Location: Long Meadow, Parkgate Road, Newdigate, Dorking, Surrey, RH5 5DX
Proposal: Certificate of Lawfulness for the proposed development in respect of a new roof light on front elevation.
Decision: APPROVED
Decision Date: 06-Aug-2024
Parish: Newdigate

c) MO/2024/0981/CU [Link](#)

Location: Apple Tree Barn, Kingsland, Newdigate, Dorking, Surrey, RH5 5DB
Proposal: Change of use of dining room from residential (Use Class C3) to mixed use residential (Use Class C3) and floristry tuition for a maximum of 4 No. visitors at a time, no more than 24 days per year.
Decision: APPROVED WITH CONDITIONS
Decision Date: 14-Aug-2024
Parish: Newdigate

6. APPEALS STARTED

a) MO/2024/0302/PNQ [Link](#)

Location: Woodlands Farm, Burnt Oak Lane, Newdigate, Dorking, Surrey, RH5 5BJ
Proposal: Prior notification for the conversion of the existing buildings to provide 5 No. dwellings (Use Class C3). The creation of new openings to provide natural light to all rooms on the dwelling houses.
Appeal Start Date: 19-Aug-2024
Parish: Newdigate

b) MO/2024/0514/PLA [Link](#)

Location: Land South of Cidermill Hatch, Partridge Lane, Newdigate, Dorking, RH5 5BP
Proposal: Proposed two pitch settled gypsy accommodation site, including widening of existing access.
Appeal Start Date: 20-Aug-2024
Parish: Newdigate

7. ENFORCEMENT APPEALS DECIDED

a) 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 (marked X on the attached plan labelled A)
To remove completely from the Land the operational development described as "building F" and any associated debris.
Appeal Decision: Withdrawn

METING ENDED 19.55PM



Newdigate Parish Council

Newdigate Village Hall
Kingsland
Newdigate
Surrey
RH5 5DA

Planning Department
Mole Valley District Council
Pippbrook
Dorking
Surrey
RH4 1SJ

Dated 4th September 2024

Dear Sue Read

PLANNING REFERENCE: MO/2024/1259/PLA

Location: Land adj to Doctors Surgery, Rusper Road, Newdigate RH5 5BE

Proposal: Erection of a detached dwelling with parking, bin and cycle store.

The Parish Council would like to make the following comments on this application:

- It is noted that the previous appeal was dismissed.
- Encroachment on the Greenbelt.
- No special circumstances to justify approval.
- Size and bulk of proposed development disproportionate to side of plot.

Regards
Parish Clerk & RFO
Newdigate Parish Council