



NEWDIGATE PARISH COUNCIL

www.newdigateparishcouncil.gov.uk

email: clerk@newdigateparishcouncil.gov.uk

PLANNING COMMITTEE MINUTES

Monday 7th October 2024 at 7.30pm

PRESENT: Ameeta Garga, William Harmsworth, Bill Kear

Also in attendance: 1 member of the public

1. APOLOGIES

Sarah Macdonald, John McKenzie-Sage, Richard Tyson-Davies

2. DECLARATIONS OF INTEREST

AG – MO/2024/1314/PLAH

3. **MINUTES** – Minutes from meeting held on 2nd September were approved by all present.

4. PLANNING APPLICATIONS:

a) MO/2024/1314/PLAH [Link](#)

Location: 17, Mulberry Place, Newdigate, Dorking, Surrey, RH5 5DN

Proposal: Loft conversion within garage to include the addition of dormer window to match existing and rear facing rooflights.

Case Officer: Ella Barrett-Patel

Registration Date: 11-Sep-2024

PSH/Area: Newdigate

NPC Comment – Councillors questioned if restrictions were in place for buildings located here.

b) MO/2024/1375/AC [Link](#)

Location: Dean Cottage, Blanks Lane, Newdigate, Dorking, Surrey, RH5 5ED

Proposal: Discharge of conditions 9, 10, 11, 12 and 13 of planning permission MO/2022/1589 for the demolition of existing house and rat catchers' accommodation, and erection of a new two story dwelling and detached single garage.

Case Officer: Sue James

Registration Date: 06-Sep-2024

PSH/Area: Newdigate, Within 20m of Leigh Parish

NPC Comment – No comment

c) MO/2024/1519/PLAH [Link](#)

Location: The Pheasantry, Mill Lane, Newdigate, Dorking, Surrey, RH5 5AL

Proposal: Erection of a single storey detached oak framed garden outbuilding.

Case Officer: Ella Barrett-Patel

Registration Date: 12-Sep-2024

PSH/Area: Newdigate

NPC Comment – See attached letter submitted to MVDC

d) MO/2024/1518/AC [Link](#)

Location: Gosscroft Cottage, Henfold Lane, Newdigate, Dorking, Surrey, RH5 5AF
Proposal: Discharge of condition 2, 3 and 4 of approved planning permission MO/2024/0136 for the erection of an extension and glazed link to the main house following demolition on existing side wall of the existing annex, erection of a new rear detached two bay carport. (Application for Listed Building Consent)
Case Officer: Donna Bulbeck
Registration Date: 11-Sep-2024
PSH/Area: Newdigate
NPC Comment – No Comment

e) MO/2024/1524/CAT [Link](#)

Location: Oakwood, Kingsland, Newdigate, Dorking, Surrey, RH5 5AU
Proposal: (T1) Apple tree- reduce crown by 2 metres, thin by 10% leaving at a height of 6 metres and width of 5 metres.
Case Officer: Jordon Guenigault
Registration Date: 12-Sep-2024
PSH/Area: Newdigate
NPC Comment – No Comment

5. DECISIONS

a) MO/2024/1166/PLAH [Link](#)

Location: Rolls Farmhouse, Partridge Lane, Newdigate, Dorking, Surrey, RH5 5BW
Proposal: Erection of an outdoor gym studio and office.
Decision: REFUSED
Decision Date: 12-Sep-2024
Parish: Newdigate

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

Location: Newdigate C of E Infants School, Village Street, Newdigate, RH5 5DJ
Proposal: Installation of air source heat pumps and associated works, following the demolition of lean-to. Amended Plans
Decision: APPROVED WITH CONDITIONS
Decision Date: 18-Sep-2024
Parish: Newdigate

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

Location: Marelands Cottage, Rusper Road, Newdigate, Dorking, Surrey, RH5 5BX
Proposal: Demolition of existing garage and stable, erection of a detached garage / store.
Decision: APPROVED WITH CONDITIONS
Decision Date: 25-Sep-2024
Parish: Newdigate

6. APPEALS STARTED

a) 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.
Appeal Start Date: 18-Sep-2024
Parish: Newdigate

MEETING ENDED 8PM

SIGNED..... DATED.....



Newdigate Parish Council

Newdigate Village Hall
Kingsland
Newdigate
Surrey
RH5 5DA

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

Dated 14th October 2024

Dear Ella Barrett-Patel

PLANNING REFERENCE: MO/2024/1519/PLAH

Location: The Pheasantry, Mill Lane, Newdigate RH5 5AL

Proposal: Erection of a single storey detached oak framed garden outbuilding.

The Parish Council wish to make the following comments and object to this planning application:

- This is a free standing garden building on the same location as former stables (now demolished) and adjacent to a garage building. From the drawings submitted, the proposed development is larger than the previous stables in particular the height which is detailed as 4.36 metres.
- No drawings have been submitted to substantiate the size and bulk of the now demolished stables so a comparison cannot be made.
- We note the planning application MO/2024/1398 – to replace the existing garage buildings has been withdrawn and the existing garage is to remain.
- The Parish Council are concerned that size, bulk and location is close to the neighbouring boundary and would be over-bearing.
- The provision of external steps to the roof space would be an unacceptable loss of privacy to the neighbouring property.
- No advisory letters of this planning application were sent to the immediate neighbours.
- Inappropriate developemnt in the greenbelt.

Regards
Parish Clerk & RFO
Newdigate Parish Council