



## NEWDIGATE PARISH COUNCIL

[www.newdigateparishcouncil.gov.uk](http://www.newdigateparishcouncil.gov.uk)

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### PLANNING COMMITTEE MINUTES

Monday 2<sup>nd</sup> December 2024

PRESENT: Chairman John Mckenzie-Sage, Cllr Ameeta Garga, Cllr William Harmsworth, Cllr Bill Kear  
Cllr Richard Tyson-Davies

Members of Public in attendance - 4

1. APOLOGIES: Cllr Sarah Macdonald
2. DECLARATIONS OF INTEREST: BK – MO/2024/1566/OUT & MO/2024/1820/PLA
3. Cllrs approved the Planning Committee Minutes dated 4<sup>th</sup> November 2024 and were duly signed.
4. PLANNING APPLICATIONS:

a) MO/2024/1553/PLAH [Link](#)

Location: Woodlands Farm, Rusper Road, Newdigate, Dorking, Surrey, RH5 5BX

Proposal: Retrospective planning application for the erection of timber carport for 2 No. cars with a side shed for tool storage.

Case Officer: Sue Read

Registration Date: 07-Nov-2024

PSH/Area: Newdigate

**NPC – No comment.**

b) MO/2024/1566/OUT [Link](#)

Location: Barings Field Farm, Cudworth Lane, Newdigate, Dorking, Surrey, RH5 5BH

Proposal: Outline application for the consideration of access, appearance and scale in respect of the erection of 5 No. dwellings.

Case Officer: Katrina Sullivan-Watkins

Registration Date: 07-Nov-2024

PSH/Area: Newdigate

**NPC – No comment.**

c) MO/2024/1788/ECL [Link](#)

Location: Hazel Cottage, Ewood Lane, Newdigate, Dorking, Surrey, RH5 5AR

Proposal: Certificate of Lawfulness for an existing development in respect of a replacement workshop/utility building; new link over passageway to house; new lobby and oak framed porch for a period exceeding 4 years.

Case Officer: Donna Bulbeck

Registration Date: 22-Oct-2024

PSH/Area: Newdigate

**NPC – No comment**

- d) MO/2024/1803/PLA [Link](#)  
Location: Garlands, Broad Lane, Newdigate, Dorking, Surrey, RH5 5AT  
Proposal: Demolition of existing outbuildings and erection of 2 No. detached dwellings.  
Case Officer: Donna Bulbeck  
Registration Date: 08-Nov-2024  
PSH/Area: Newdigate  
**NPC – Over development of site**
- e) MO/2024/1820/PLA [Link](#)  
Location: Beam Brook Field Station, Partridge Lane, Newdigate, Dorking, Surrey, RH5 5EE  
Proposal: Erection of 1 No. new build dwelling.  
Case Officer: Sue Read  
Registration Date: 29-Oct-2024  
PSH/Area: Newdigate  
**NPC – No comment**
- f) MO/2024/1821/PLAH [Link](#)  
Location: Cudworth Copse, Burnt Oak Lane, Newdigate, Dorking, Surrey, RH5 5BJ  
Proposal: Replace existing single storey flat roof with a new pitched roof with 2 No. roof light, alterations to fenestration and new entrance door.  
Case Officer: Hannah Suchy  
Registration Date: 29-Oct-2024  
PSH/Area: Newdigate  
**NPC – No comment**
- g) MO/2024/1853/ECL [Link](#)  
Location: Cudworth Park, Burnt Oak Lane, Newdigate, Dorking, Surrey, RH5 5BL  
Proposal: Certificate of lawfulness for an existing use in respect of the use of the land for stationing of an unrestricted number of caravans, the site having been used as such for a period in excess of 10 years.  
Case Officer: Katrina Sullivan-Watkins  
Registration Date: 31-Oct-2024  
PSH/Area: Newdigate  
**NPC – Cllrs questioned if this is the correct procedure to permit the removal of the bowling green and clubhouse where the caravans will be sited. Current residents will lose recreational and leisure facilities which have been on site for decades. Evidence of this space being used in excess of 10 years is not provided and cllrs understand that the clubhouse was removed 2/3 years ago and caravans placed on the bowling green approx 3 months ago.**
- h) MO/2024/1865/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, pitched roof to annexe front dormer, 3-metre two-storey extension and single-storey rear extension to the rear of the Annexe.  
Case Officer: Chris Yeowell  
Registration Date: 04-Nov-2024  
PSH/Area: Newdigate  
**NPC – No comment**

i) MO/2024/1978/AC [Link](#)

Location: Gosscroft Cottage, Henfold Lane, Newdigate, Dorking, Surrey, RH5 5AF  
Proposal: Discharge of Conditions 4 and 5 of approved planning application 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: Hannah Suchy

Registration Date: 21-Nov-2024

PSH/Area: Newdigate

**NPC – No comment**

5. DECISIONS

a) 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.

Decision: CONDITIONS APPROVED

Decision Date: 18-Nov-2024

Ward: Capel, Leigh, Newdigate and Charlwood

Parish: Newdigate, Within 20m of Leigh Parish

b) 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.

Decision: APPROVED WITH CONDITIONS

Decision Date: 22-Nov-2024

Ward: Capel, Leigh, Newdigate and Charlwood

Parish: Newdigate

6. APPEALS DECISIONS

None

Comments from residents – Appeal decision from MVDC for Springfield Farm has not been published. Decision on planning application for development adjacent to Newdigate Doctor's Surgery also still not published by MVDC. Clerk to contact planning officers. Clerk to also report frequent large bonfires being lit in parish via the portal.

Further Actions – Clerk to note enforcement/appeals on future planning agendas so this can be monitored by cllrs. Clerk to make enquiries regarding planning training courses available for cllrs with MVDC.

**MEETING ENDED 8.30pm**

**Chairman..... Dated.....**



## **Newdigate Parish Council**

Newdigate Village Hall  
Kingsland  
Newdigate  
Surrey  
RH5 5DA

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

Dated 3<sup>rd</sup> December 2024

For the Attention of Case Officer Katrina Sullivan-Watkins

### **PLANNING REFERENCE: MO/2024/1853/ECL**

Location: Cudworth Park, Burnt Oak Lane, Newdigate, Dorking RH5 5BL

Proposal: Certificate of lawfulness for an existing use in respect of the use of the land for stationing of an unrestricted number of caravans, the site having been used as such for a period in excess of 10 years. The Parish Council **OBJECT** to this Certificate of Lawfulness and would like to make the following comments:

- Councillors questioned if this was the correct procedure to permit the removal of the bowling green and clubhouse where the proposed caravans will be sited.
- We understand that 3 caravans have already been placed on the old bowling green site.
- Residents will lose recreational and leisure facilities
- Evidence of this area being used for a period in excess of 10 years is not provided and councillors understand that the clubhouse was removed 2-3 years ago and caravans placed on the bowling green approximately 3 months ago.

Regards  
Parish Clerk & RFO  
Newdigate Parish Council



## **Newdigate Parish Council**

Newdigate Village Hall  
Kingsland  
Newdigate  
Surrey  
RH5 5DA

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

Dated 3<sup>rd</sup> December 2024

For the Attention of Case Officer Donna Bulbeck

**PLANNING REFERENCE: MO/2024/1803/PLA**

Location: Garlands, Broad Lane, Newdigate, Dorking RH5 5AT

Proposal: Demolition of existing outbuildings and erection of detached dwellings

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

- Overdevelopment.
- Size and bulk of proposed development disproportionate to side of plot.

Regards  
Parish Clerk & RFO  
Newdigate Parish Council