



NEWDIGATE PARISH COUNCIL

www.newdigateparishcouncil.gov.uk

Email: clerk@newdigateparishcouncil.gov.uk

PLANNING COMMITTEE MINUTES

Monday 3rd March 2025

Councillors in attendance: Chairman John McKenzie-Sage, Ameeta Garga, William Harmsworth
Bill Kear, Richard Tyson-Davies

Also Present: Clerk and four members of the public

1. APOLOGIES

Sarah Macdonald

2. DECLARATIONS OF INTEREST

MO/2024/0057/PLA

3. **MINUTES** – Committee minutes from meeting held on 3rd February 2025 were approved and signed as a true accurate record of the meeting

4. PLANNING APPLICATIONS:

4.1 MO/2024/2003/PLA

Location: Newdigate Place, Partridge Lane, Newdigate RH5 5BP

Proposal: Erection of 1 No. ancillary dwelling.

Case Officer: Caroline Hall

Registration Date: 10-FEB-2025

PSH/Area: Newdigate

NPC – No comment

4.2 MO/2025/0057/PLA

Location: Cudworth Lodge, Partridge Lane, Newdigate RH5 5HP

Proposal: Erection of a new barn within existing residential curtilage.

Case Officer: Sue Read

Registration Date: 12-FEB-2025

PSH/Area: Newdigate

NPC – No comment

4.3 MO/2025/0183/PLA

Location: Hillside Farm, Cudworth Lane, Newdigate RH5 5BH

Proposal: Demolition of existing buildings and erection of a 1 No detached dwelling with associated garage, landscaping and access.

Case Officer: Sue James

Registration Date: 31-JAN-2025

PSH/Area: Newdigate

NPC – Encroachment on the greenbelt.

4.4 MO/2025/0188/PLAH

Location: Butterfly Barn, Partridge Lane, Newdigate, RH5 5BU
Proposal: Demolition of the extensions to existing cabin to return it to the 2012 footprint and conversion into an annexe ancillary to the main house.
Case Officer: Sue Read
Registration Date: 30-JAN-2025
PSH/Area: Newdigate
NPC – No comment

4.5 MO/2025/0084/PLAH

Location: The Pheasantry. Mill lane, Newdigate RH5 5AL
Proposal: Demolition of existing detached garage And erection of a oak framed detached garage.
Case Officer: Ella Barrett-Patel
Registration Date: 25-Jan-2025
PSH/Area: Newdigate
NPC – No comment

5. DECISIONS

5.1 MO/2025/0129/AC

Location: Russley Acres, Partridge Lane, Newdigate, RH12 4RW
Proposal: Discharge of conditions 5, 6 & 10 of approved planning application MO/2022/1939 for the erection of 4 No. dwellings following demolition of existing commercial stabling facility.
Decision: CONDITIONS APPROVED
Decision Date: 19-Feb-2025
Parish: Newdigate

5.2 MO/2024/2028/PLAH

Location: Apple Tree Barn, Kingsland, Newdigate RH5 5DB
Proposal: Erection of a glass and aluminium greenhouse.
Decision: APPROVED WITH CONDITIONS
Decision Date: 24-Feb-2025
Parish: Newdigate

6. APPEALS STARTED

None

7. APPEAL DECISIONS

7.1 MO/2024/0541/PLA

Location: Land South of Cidermill Hatch, Partridge Lane, Newdigate RH5
Proposal: Proposed two pitch settled gypsy accommodation site, including widening of existing access.
Appeal Decision: Allowed
Decision Date: 18-Feb-2025

8. ENFORCEMENT APPEALS STARTED

8.1 Application No: 2023/0031/ENF

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

Parish: Newdigate

ENFORCEMENT NOTICE DETAILS:

Without planning permission:

- a) the formation of a vehicular access to the public highway in the approx location hatched blue on the attached plan.
- b) the erection of a brick wall and entrance gates in the approximate location shaded purple on the attached plan.
- c) the formation of hard surface areas in the approximate locations cross hatched green on the attached plan.
- d) the erection of pole mounted external lighting and CCTV cameras in the approximate position marked X on the attached plan.

Without planning permission:

- a) the formation of a vehicular access to the public highway in the approximate location hatched blue on the attached plan.
- b) the erection of a brick wall and entrance gates in the approximate location shaded purple on the attached plan.
- c) the formation of hard surfaced areas in the approximate locations cross hatched green on the attached plan.
- d) the erection of pole mounted external lighting and CCTV cameras in the approximate position marked X on the attached plan.

APPEAL START DATE: 17-Jan-2025

9. ENFORCEMENT APPEAL OUTCOMES

9.1 Application No: 2024/0085/ENF

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

Parish: Newdigate

ENFORCEMENT NOTICE ISSUED FOR:

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 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 septic treatment system

APPEAL DECISION: NOTICE QUASHED 18-Feb-2025

- 10.** Matters/discussion raised by member of the public present at the meeting
- Residents disappointed at the outcome of the Enforcement Appeal for 2024/0085/ENF.
No consideration/mention of Newt habitat being destroyed given they are protected by the law. Concerned that this will now set a precedent for future retrospective planning applications on green fields/gardens.
 - Clerk to contact Cllr Jo Farrar-Astrop – Cloverleaf update.

MEETING ENDED 8.07pm

Chairman Signature..... Dated.....