



NEWDIGATE PARISH COUNCIL

www.newdigateparishcouncil.gov.uk

Email: clerk@newdigateparishcouncil.gov.uk

PLANNING COMMITTEE MINUTES

Monday 7th April 2025

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

Also Present: Clerk and five members of the public

1. APOLOGIES

None all councillors present.

2. DECLARATIONS OF INTEREST

MO/2025/0348/PLAH - WH (agent for applicant)

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

4. PLANNING APPLICATIONS:

4.1 MO/2024/1801/PLAH [Link](#)

Location: Brocus, Kingsland, Newdigate, Dorking RH5 5DA

Proposal: Creation of vehicular crossover.

Case Officer: Ella Barrett Patel

Registration Date: 10-Mar-2025

PSH/Area: Newdigate

NPC – No comment

4.2 MO/2025/0348/PLAH [Link](#)

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

Proposal: Conversion of existing workshop into residential accommodation and erection of link to house. Erection of front porch.

Case Officer: Helen Clarke

Registration Date: 12-Mar-2025

PSH/Area: Newdigate

NPC – No comment

4.3 MO/2025/0359/PLAH [Link](#)

Location: Pear Tree Barn, Henfold Lane, Newdigate, Dorking, Surrey, RH5 5AF

Proposal: Retention of a detached double garage.

Case Officer: Sue Read

Registration Date: 14-Mar-2025

PSH/Area: Newdigate

NPC – More information needed for Parish Council to submit any comment. Are these retrospective applications? Build date of garage? Date caravan sited on plot?

Reasons for retention? Lack of information in planning application. Clerk emailed 9.4.25.

4.4 MO/2025/0373/PLAH [Link](#)

Location: Pear Tree Barn, Henfold Lane, Newdigate, Dorking, Surrey, RH5 5AF
Proposal: Retention of static mobile home ancillary to the use of the main dwelling.
Case Officer: Sue Read
Registration Date: 14-Mar-2025
PSH/Area: Newdigate

NPC – More information needed for Parish Council to submit any comment. Are these retrospective applications? Build date of garage? Date caravan sited on plot?

Reasons for retention? Lack of information in planning application. Clerk emailed 9.4.25.

4.5 MO/2025/0393/TFC [Link](#)

Location: 12, Becket Wood, Newdigate, Dorking, Surrey, RH5 5AQ
Proposal: G1. Hornbeam group rear boundary - Crown Reduction. Reducing the height and spread of the tree by 4-5 metres. All pruning cuts shall be made to suitable secondary growth points and shall maintain a stable platform for the expected regrowth. 18x12 metres down to 14x8 metres works to allow light to rear of property.

Case Officer: Jordon Guenigault
Registration Date: 07-Mar-2025
PSH/Area: Newdigate
NPC – No Comment.

4.6 MO/2025/0398/PLAH [Link](#)

Location: Cudworth Gate, Cudworth Lane, Newdigate, Dorking, Surrey, RH5 5BH
Proposal: Demolition of the front porch, lounge bay, entrance, small rear extension and outbuilding. Erection of a two storey front porch, pitched roof to front dormer, erection of a three metre two storey extension and single storey rear extension.

Case Officer: Chris Yeoell
Registration Date: 10-Mar-2025
PSH/Area: Newdigate
NPC – No Comment.

4.7 MO/2025/0411/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: 12-Mar-2025
PSH/Area: Newdigate
NPC – See attached.

4.8 MO/2025/0016/AC [Link](#)

Location: Land east of Partridge Lane, Newdigate, Dorking, Surrey, RH5 5BS
Proposal: Discharge of condition of planning permission 1, 2, 3, and 4 of planning permission MO/2023/1554 and Appeal ref:APP/C3620/W/24/3340899 for the 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.

Case Officer: Helen Clarke
Registration Date: 10-Feb-2025
PSH/Area: Newdigate

NPC – More information requested on foul water disposal and raise issue of clay removed for barn being disposed of at base of Oak trees which will kill them.

4.9 MO/2025/0424/PLAH [Link](#)

Location: Pear Tree Barn, Henfold Lane, Newdigate, Dorking, Surrey, RH5 5AF
Proposal: Single storey rear extension to form garden room and front entrance gates off Henfold Lane.
Case Officer: Chris Yeoell
Registration Date: 28-Mar-2025
PSH/Area: Newdigate
NPC – No comment

4.10 MO/2025/0426/AC [Link](#)

Location: Land South of Cidermill Hatch, Partridge Lane, Newdigate
Proposal: Discharge of condition 8 of planning permission MO/2024/0514/PLA and Appeal/C3620/W/24/3346512 for the proposed two pitch settled gypsy accommodation site, including widening of existing access.
Case Officer: Donna Bulbeck
Registration Date: 13-Mar-2025
PSH/Area: Newdigate
NPC – No comment

5. DECISIONS

5.1 MO/2024/2132/PLAH [Link](#)

Location: Birch Corner, Parkgate Road, Newdigate, Dorking, Surrey, RH5 5DX
Proposal: Demolition of existing rear extension and erection of a part single, part two storey rear extension, enclosure of open parking area to side and insertion of 1 No. window to first floor on north elevation.
Decision: APPROVED WITH CONDITIONS
Decision Date: 12-Mar-2025
Parish: Newdigate

5.2 MO/2024/2146/CC [Link](#)

Location: Russley Acres, Partridge Lane, Newdigate, Horsham, Surrey, RH12 4RW
Proposal: Variation of condition 2 of approved planning permission MO/2022/1939 for the erection of 4 No. dwellings following demolition of existing commercial stabling facility to allow changes to the design and layout.
Decision: APPROVED WITH CONDITIONS
Decision Date: 17-Mar-2025
Parish: Newdigate

5.3 MO/2025/0027/AC [Link](#)

Location: Russley Acres, Partridge Lane, Newdigate, Horsham, Surrey, RH12 4RW
Proposal: Discharge of conditions 4, 7, 8, 9 and 11 of approved planning permission MO/2022/1939 for the erection of 4 No dwellings following demolition of existing commercial stabling facility.
Decision: SPLIT DECISION (TREE OR CONDITIONS)
Decision Date: 17-Mar-2025
Parish: Newdigate

5.4 MO/2025/0038/PLAH [Link](#)

Location: Oak House, Partridge Lane, Newdigate, Horsham, Surrey, RH12 4RW
Proposal: Erection of a oak framed two storey garage with ancillary accommodation, erection of a link extension connecting new building to original dwelling installation of a lift into the garage.
Decision: REFUSED
Decision Date: 17-Mar-2025
Parish: Newdigate

5.5 MO/2025/0073/PLAH [Link](#)

Location: Rosemary Cottage, Parkgate Road, Newdigate, Dorking, Surrey, RH5 5AH
Proposal: Erection of front porch, single storey rear extension, replacement and alteration to roofs of existing rear extensions, fenestration changes, rooflight to front elevation, and internal alterations.

Decision: APPROVED WITH CONDITIONS
Decision Date: 20-Mar-2025
Parish: Newdigate

5.6 MO/2025/0078/PCL [Link](#)

Location: The Pheasantry, Mill Lane, Newdigate, Dorking, Surrey, RH5 5AL
Proposal: Certificate of lawfulness for a proposed development in respect of a mobile home to provide ancillary annex accommodation.

Decision: APPROVED
Decision Date: 20-Mar-2025
Parish: Newdigate

5.7 MO/2025/0183/PLA [Link](#)

Location: Hillside Farm, Cudworth Lane, Newdigate, Dorking, Surrey, RH5 5BH
Proposal: Demolition of existing buildings and erection of 1 No. detached dwelling with associated garage, landscaping and access.

Decision: REFUSED
Decision Date: 27-Mar-2025
Parish: Newdigate

5.8 MO/2025/0188/PLAH [Link](#)

Location: Butterfly Barn, Partridge Lane, Newdigate, Dorking, Surrey, 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.

Decision: REFUSED
Decision Date: 27-Mar-2025
Parish: Newdigate

5.9 MO/2025/0270/DEA [Link](#)

Location: Burnt Oak Farm, Burnt Oak Lane, Newdigate, Dorking, Surrey, RH5 5BJ
Proposal: Prior Notification for the erection of an agricultural barn of 10m x 40m for the storage of hay and cattle feed.

Decision: PRIOR APPROVAL REFUSED
Decision Date: 25-Mar-2025
Parish: Newdigate

5.10 MO/2023/1372/PLA [Link](#)

Location: Springfield Farm, Parkgate Road, Newdigate, Dorking, Surrey, RH5 5DZ
Proposal: Change of use of a manege training area from private use to commercial use and installation of 6 No. Solar powered spot lights.

Appeal Decision: Dismissed
Decision Date: 31-Mar-2025
Parish: Newdigate

6. APPEALS STARTED

6.1 MO/2024/1188/PLA [Link](#)

Location: Land south of Copse View, Burnt Oak Lane, Newdigate, Dorking, RH5 5BJ
Proposal: Erection of 1 No. detached two-storey dwelling with associated access, parking and landscaping.
Appeal Start Date: 25-Mar-2025
Parish: Newdigate

7. Any other matters raised or inclusion for next month's agenda.

- Clerk to email Enforcement re: Glovers Wood and Springfield Farm.

MEETING ENDED 8.30PM

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



Newdigate Parish Council

Newdigate Village Hall
Kingsland
Newdigate
Surrey
RH5 5DA

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

Dated 9th April 2025

For the Attention - Case Officer Katrina Sullivan-Watkins

PLANNING REFERENCE: MO/2025/0411/ECL

Location: Cudworth Park, Burnt Oak Lane, Newdigate 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.

Newdigate Parish Council **object** to this application for the following reasons:

- The description wording of caravans is misleading. Currently on site are static mobile homes with plumbing etc and permanent fixings.
- Recreational area and pavillion which was used by current residents was removed. No alternative replacement was provided. This area now has three static mobile homes on this site without prior approval.
- If this planning application is approved we consider that the applicant will site numerous static mobile homes on site and move those already in situ much closer together reducing privacy and outside space for current residents.
- The chair of Cudworth Park resident association attended our planning meeting and shared his concerns and the negative impact these changes would have if approved.
- The Parish Council support and understand residents concerns. They have lost all recreational facilities on site and the proposal of further static mobile homes to be put on this site will have a detrimental impact on those residents already on site.

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 9th April 2025

For the Attention - Case Officer Helen Clarke

PLANNING REFERENCE: MO/2025/0016/AC

Location: Land East of Partridge Lane, Newdigate, Dorking RH5 5BS

Proposal: Discharge of condition of planning permission 1, 2, 3, and 4 of planning permission MO/2023/1554 and Appeal ref:APP/C3620/W/24/3340899 for the 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.

For the Parish Council to make an informed decision more information is required on the method of foul water disposal on this site. In addition, run off to be an important factor due to the protection of the local woodland and current issues of flooding on the road frontage of site.

We would also like to raise awareness of clay that was removed for the barn has been disposed of at the base of a line of Oak trees which will cause irreversable damage and possibly kill them.

Regards
Parish Clerk & RFO
Newdigate Parish Council

