



NEWDIGATE PARISH COUNCIL

www.newdigateparishcouncil.gov.uk

PLANNING COMMITTEE MINUTES

Tuesday 6th May 2025

Councillors in attendance: Chairman John McKenzie-Sage, Ameeta Garga, Bill Kear, Sarah Macdonald
Also Present: Clerk and 20 members of the public.

1. APOLOGIES

William Harmsworth, Richard Tyson-Davies.

2. DECLARATIONS OF INTEREST

None

3. MINUTES – Committee minutes from meeting held on 7th April 2025 were approved and signed as a true accurate record of the meeting.

4. PRESENTATION BY THAKEHAM HOMES

Adrian Lee from Thakeham Homes presented to the councillors and residents an overview of the proposed development for 13 homes behind the Six Bells Public House. Any comments or feedback can be made via their website www.thakeham.com/newdigate. Letter sent to residents please see attached.

5. PUBLIC SESSION

All members of the public were invited by the Chairman to ask any questions they may have regarding the proposed development. The topics covered included highway access concerns, wildlife habitat, affordability and size of properties.

6. PLANNING APPLICATIONS

a) MO/2025/0584/DEA [Link](#)

Horsielands Farm, Church Lane, Newdigate, Dorking, Surrey, RH5 5DP

Proposal: Prior Notification for the creation of a new access road 14 metres long by 23 metres wide.

Case Officer: Katrina Sullivan-Watkins

Registration Date: 31-Mar-2025

NPC Comment: Application already decided by MVDC. See next page.

b) MO/2025/0122/ECL [Link](#)

The Carriage House, Rusper Road, Capel, Dorking, Surrey, RH5 5HG

Proposal: Certificate of Lawfulness for an existing development in respect of a 2. No bed annex converted as a dwelling for more than 10 years.

Case Officer: Donna Bulbeck

Registration Date: 10-Apr-2025

NPC Comment: No comment.

- c) **MO/2025/0538/PLAH** [Link](#)
 High Trees House, Parkgate Road, Newdigate, Dorking, Surrey, RH5 5DZ
 Proposal: Widening of the existing driveway & driveway entrance; creation of private turning head; erection of detached sussex style carport enlargement of the existing kitchen and replacement of existing conservatory with single storey orangery.
 Case Officer: Sue James
 Registration Date: 28-Mar-2025
NPC Comment: No comment
- d) **MO/2025/0495/PLAH** [Link](#)
 3 Stable Cottages, Oaklands Park Farm, Partridge Lane, Newdigate RH5 5BU
 Proposal: Demolition of existing conservatory and erection of a single storey wrap around extension.
 Case Officer: Hannah Suchy
 Registration Date: 15-Apr-2025
NPC Comment: No comment
- e) **MO/2025/0556/ECL** [Link](#)
 The Barn, Tanhouse Farm, Rusper Road, Newdigate, Dorking, Surrey, RH5 5BX
 Proposal: Certificate of lawfulness for an existing use in respect of the use of part of the barn as a home office, domestic storage and garage/workshop incidental to the main dwelling for a period in excess of 10 years.
 Case Officer: Sue James
 Registration Date: 17-Apr-2025
NPC Comment: No comment
- f) **MO/2025/0469/PLA** [Link](#)
 Land to the East of Home Farm, Dukes Road, Newdigate, Dorking, RH5 5BY
 Proposal: Conversion of two barns into Use Class E (g)/B8 use for the storage of tree surgeons equipment, the maintenance, repair and open storage of associated woodchip, timber and green waste together with minor ancillary works including staff parking, perimeter screen planting, relocation of bund to the south of the site and sewage treatment plant.
 Case Officer: Sue Read
 Registration Date: 28-Apr-2025
NPC Comment: Discussion and decision to be made at Full Council on 20.05.25.
- g) **MO/2025/0479/LBC** [Link](#)
 Kingsland Farm, Kingsland, Newdigate, Dorking, Surrey, RH5 5DB
 Proposal: Erection of a timber porch.
 Case Officer: Sue James
 Registration Date: 28-Apr-2025
NPC Comment: No comment.

7. DECISIONS

- a) **MO/2025/0398/PLAH** [Link](#)
 Cudworth Gate, Cudworth Lane, Newdigate, Dorking, Surrey, RH5 5BH
 Decision: APPROVED WITH CONDITIONS
 Decision Date: 01-May-2025

b) MO/2025/0584/DEA [Link](#)

Horsielands Farm, Church Lane, Newdigate, Dorking, Surrey, RH5 5DP

Decision: PRIOR APPROVAL REFUSED

Decision Date: 28-Apr-2025

8. APPEALS

None

9. APPEAL DECISIONS

None

10. ANY OTHER MATTERS FOR INCLUSION FOR NEXT MONTHS AGENDA

None

Meeting ended at 8.33pm

Chairman..... Dated.....



THAKEHAM

9 April 2025

Dear Resident,

Re: Newdigate Development Proposals

I am writing to you from Thakeham, a housebuilder which is promoting a site behind the Six Bells Public House in Newdigate.

As you may be aware, Mole Valley District Council recently adopted a Local Plan which sets the development strategy for delivering new homes and infrastructure in the local area up to 2039. As part of this process, the site behind the Six Bells Public House was allocated as site DS58, for 13 new homes.

We are now in the process of preparing a planning application for new homes on this site. We wanted to make you aware of the proposals and give you the opportunity to provide any feedback you might have before the application is submitted to help shape the emerging proposals. Our initial proposals show a new access by the Public House, and 13 new homes located towards the centre of the site, with gardens backing onto neighbouring properties, and a small water attenuation feature.

The houses themselves will be two storey homes of which 40% will be affordable, in compliance with the policy requirement of Mole Valley District Council.

Our proposals seek to make a positive contribution to the Council's housing land supply, while at the same time bring forward much needed homes to the area. We feel the proposals for around 13 family homes are more sympathetic to the local area, as opposed to a high-density development for this site. There is demand for family homes within Newdigate and the broader Mole Valley area and these homes would go towards assisting with that demand.

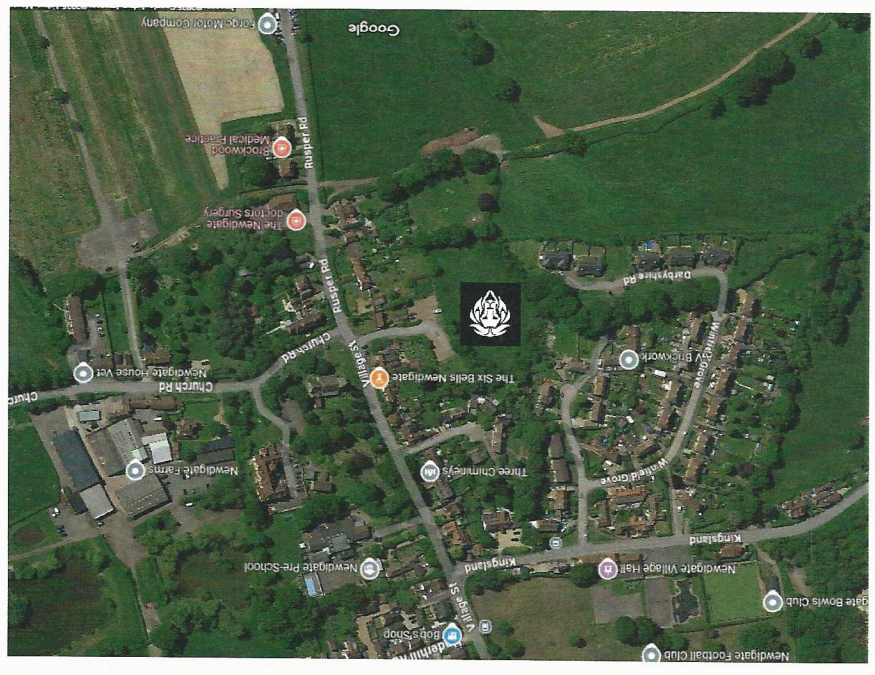
We would welcome any feedback you may have on the proposals at this stage. You can write to us at Newdigate, Thakeham Homes, Summers Place, Billingshurst, RH14 9GN, or provide feedback via our website at www.thakeham.com/newdigate.

Yours faithfully,

Adrian M Lee
Senior External Affairs Manager



Draft Site Layout



Location of proposed development