



NEWDIGATE PARISH COUNCIL

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PLANNING COMMITTEE MINUTES

Monday 7th July 2025

Councillors in attendance: Phill Crutcher, William Harmsworth, Bill Kear, Sarah Macdonald.

Also in attendance: Clerk and six members of the public.

1. ELECTION OF VICE CHAIR

Phill Crutcher was elected in as vice-chair of planning committee as agreed by all present.

2. APOLOGIE FOR ABSENCE

John Mckenzie-Sage

Richard Tyson-Davies

3. DECLARATIONS OF INTEREST

None declared by councillors present.

4. PLANNING MINUTES

All councillors present approved the minutes for planning meeting held on 9th June 2025.

5. PUBLIC QUESTIONS

- A resident asked if the outcome of the Treeline planning application had been received as yet? *The chair confirmed that the council had not yet been notified by the planning department at MVDC.*
- A resident asked if the proposed layout for Horsielands would be discussed by the Council? *The chair confirmed that this would be discussed by the committee once a formal planning application had been submitted.*

6. PLANNING APPLICATIONS:

6.1 MO/2025/0800/PLA [Link](#)

Location: High Trees House, Parkgate Road, Newdigate, Dorking, RH5 5DZ

Proposal: Installation of ground based solar PV array to existing paddock to serve existing detached family dwelling.

Case Officer: Sue James

Registration Date: 11-Jun-2025

NPC – The committee support this application for benefits to the enviroment.

6.2 MO/2025/1007/DEA [Link](#)

Location: Horsielands Farm, Church Lane, Newdigate, Dorking, RH5 5DP

Proposal: Prior Notification for the creation of a new access road 14 metres long by 28 metres wide.

Case Officer: Katrina Sullivan-Watkins

Registration Date: 10-Jun-2025

NPC – The committee noted the difference between the site lines and the width of the new entrance in this application. No further comments.

6.3 MO/2025/0928/TFC [Link](#)

Location: Wirmwood, Village Street, Newdigate, Dorking, Surrey, RH5 5DH
Proposal: T1 - Western Red Cedar. Reduce the canopy by up to 1 metre.
Case Officer: Jordon Guenigault
Registration Date: 06-Jun-2025
NPC – No comment.

6.4 MO/2025/0932/PCL [Link](#)

Location: Lake View House, Partridge Lane, Newdigate
Proposal: Proposed certificate of lawfulness in respect of the erection of a detached double garage and installation of a swimming pool.
Case Officer: Hannah Suchy
Registration Date: 11-Jun-2025
NPC – No comment.

6.5 MO/2025/0950/TFC [Link](#)

Location: Wirmwood, Village Street, Newdigate, Dorking, Surrey, RH5 5DH
Proposal: Beech Tree - T2 and Sycamore Tree - T3 Total reduction of height to approx. 5 metres in line with the remaining hedge.
Case Officer: Jordon Guenigault
Registration Date: 12-Jun-2025
NPC – No comment

7. DECISIONS

7.1 MO/2024/1173/PLA MAJOR [Link](#)

Location: Rusper Track, Rusper Road, Newdigate, RH5 5BX
Proposal: Erection of a forestry barn for the storage and maintenance of forestry machinery with associated hardstanding for parking and turning and re-wilding of existing motocross course.
Decision: REFUSED
Decision Date: 06-Jun-2025

7.2 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.
Decision: REFUSED
Decision Date: 09-Jun-2025

7.3 MO/2025/0495/PLAH [Link](#)

Location: 3 Stable Cottages, Oaklands Park Farm, Partridge Lane, RH5 5BU
Proposal: Demolition of existing conservatory and erection of a single storey wrap around extension.
Decision: APPROVED WITH CONDITIONS
Decision Date: 09-Jun-2025

7.4 MO/2025/0538/PLAH [Link](#)

Location: 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.
Decision: APPROVED WITH CONDITIONS
Decision Date: 06-Jun-2025

7.5 MO/2025/0619/PLAH [Link](#)

Location: 4, Becket Wood, Newdigate, Dorking, Surrey, RH5 5AQ
Proposal: Single storey rear extension.
Decision: APPROVED WITH CONDITIONS
Decision Date: 25-Jun-2025

7.6 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.
Decision: REFUSED
Decision Date: 27-Jun-2025

7.7 MO/2025/0500/PLA [Link](#)

Location: Lodgefield, Mill Lane, Newdigate, Dorking, Surrey, RH5 5AL
Proposal: Change of use for an outbuilding within the curtilage of the main property from a separate dwelling to an annex allied with and incidental to the main dwelling.
Decision: APPROVED WITH CONDITIONS
Decision Date: 01-Jul-2025

7.8 MO/2025/0688/PLA [Link](#)

Location: Garlands, Broad Lane, Newdigate, Dorking, Surrey, RH5 5AT
Proposal: Demolition of existing outbuildings and erection of 2 No. detached dwellings
Decision: REFUSED
Decision Date: 03-Jul-2025

8. APPEALS

8.1 MO/2024/1535/PLA [Link](#)

Location: Pinewood Park, Capel Road, Rusper, Horsham, Surrey, RH12 4PZ
Proposal: Change of use of land to 12 gypsy/traveller pitches and associated works including retention of vehicle access, wildflower meadow and tree planting.
Appeal Start Date: 17-Jun-2025
Parish: Capel, Newdigate

9. NO OTHER MATTERS TO BE CONSIDERED.

Meeting ended at 7.20pm