



NEWDIGATE PARISH COUNCIL
www.newdigateparishcouncil.gov.uk
email: clerk@newdigateparishcouncil.gov.uk

PLANNING COMMITTEE MINUTES
MONDAY 6th OCTOBER 2025

Councillors in attendance: Bill Kear (chair), Phill Crutcher, Sarah Macdonald, Peter Perdue
Apologies for absence: William Harmsworth
Also in attendance: Clerk and seven members of the public.

1. DECLARATIONS OF INTEREST

Phill Crutcher - MO/2025/02201 and MO/2025/02231

2. PLANNING APPLICATIONS:

2.1 MO/2025/02196 [Link](#)

Location: OAK LANE FARM, PARTRIDGE LANE, NEWDIGATE, RH5 5EE

Proposal: Change of use of 'The Cow Byre' to a single separate one bed residential dwelling and car port.

Case Officer: Chris Yeowell

Registration Date: 09/09/2025

Parish/Area: Newdigate

Newdigate PC – No comment

2.2 MO/2025/02201 [Link](#)

Location: 1 ORCHARD COTTAGES, EWOOD LANE, NEWDIGATE, RH5 5AP

Proposal: Discharge of Conditions 3, 4, 5, 6, 7, 8, 9, 13 & 14 of approved planning application MO/2023/1872 for the erection of 1 No. dwelling and detached garage following demolition of existing non-agricultural building.

Case Officer: Sue Read

Registration Date: 09/09/2025

Parish/Area: Newdigate

Newdigate PC – No comment

2.3 MO/2025/02220 [Link](#)

Location: Blanks Cottage, Blanks Lane, Newdigate, Dorking, Surrey, RH5 5ED

Proposal: Installation of 18 ground mounted Solar panels on timber sleepers with wood chip infill.

Case Officer: Hannah Suchy

Registration Date: 12/09/2025

Parish/Area: Newdigate, Leigh

Newdigate PC – Statement to MVDC will installation of solar panels at ground level require removal of trees and Vegetation.

2.4 MO/2025/02230 [Link](#)

Location: OAK LANE FARM, PARTRIDGE LANE, NEWDIGATE, RH5 5EE

Proposal: Change of use of 'The Old Office' to a single separate one bed residential dwelling.

Case Officer: Chris Yeowell
Registration Date: 15/09/2025
Parish/Area: Newdigate
Newdigate PC – No comment

2.5 MO/2025/02231 [Link](#)

Location: BEAM BROOK FIELD STATION, PARTRIDGE LANE, NEWDIGATE, RH5 5EE
Proposal: Erection of 1 No. new build dwelling.
Case Officer: Chris Yeowell
Registration Date: 15/09/2025
Parish/Area: Newdigate
Newdigate PC – Application not discussed.

2.6 MO/2025/02264 [Link](#)

Location: BARINGS FIELD FARM, CUDWORTH LANE, NEWDIGATE, RH5 5BH
Proposal: Prior notification for the change of use of an agricultural building to 2 No. dwellings (Use Class C3).
Case Officer: Sue Read
Registration Date: 23/09/2025
Parish/Area: Newdigate
Newdigate PC – Cllrs noted letter of objection from resident and will recommend that this application is raised to MVDC planning committee for further discussion.

2.7 MO/2025/02309 [Link](#)

Location: The Laurels, Village Street, Newdigate, Dorking, Surrey, RH5 5DH
Proposal: Change of Use of garden outbuilding to Use Class C3 to allow for use as an Air B & B.
Case Officer: Chris Yeowell
Registration Date: 30/09/2025
Parish/Area: Newdigate
Newdigate PC – No comment

2.8 MO/2025/02331 [Link](#)

Location: LAND EAST OF PARTRIDGE LANE & CHARLWOOD ROAD, NEWDIGATE, RH5 5BP
Proposal: Discharge of condition 2 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: Mrs Helen Clarke
Registration Date: 02/10/2025
Parish/Area: Newdigate
Newdigate PC – This will be discussed at Full Council meeting to be held on 13th October 2025.

3 DECISIONS

3.1 MO/2025/02078 [Link](#)

Location: GROVE COTTAGE CUDWORTH LANE NEWDIGATE RH5 5BG
Proposal: T2 - 1 metre crown reduction.
Decision: APPROVED WITH CONDITIONS
Decision Date: 08-Sep-2025
Parish: Newdigate

3.2 MO/2025/02092 [Link](#)

Location: RIVENDALE FARM RUSPER ROAD CAPEL RH12 4PZ

Proposal: Prior Notification for the erection of an agricultural barn: 21.6 metres in length, 4.8 metre height to the eaves, 18.9 metres wide and 6.6 metres to the ridge height.

Decision: PRIOR APPROVAL REFUSED

Decision Date: 05-Sep-2025

Parish: Newdigate

3.3 MO/2025/02084 [Link](#)

Location: 28, Winfield Grove, Newdigate, Dorking, Surrey, RH5 5AZ

Proposal: Conversion of garage into habitable accommodation.

Decision: APPROVED WITH CONDITIONS

Decision Date: 01-Oct-2025

Parish: Newdigate

4. APPEALS STARTED

4.1 MO/2025/0373 [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.

Appeal Start Date: 24-Sep-2025

Parish: Newdigate

4.2 MO/2025/1040 [Link](#)

Location: Batts Farm, Blanks Lane, Newdigate, Dorking, Surrey, RH5 5ED

Proposal: Erection of detached garage.

Appeal Start Date: 01-Oct-2025

Parish: Newdigate

MEETING ENDED 8.20PM

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 7th October 2025

For the Attention - Case Officer Hannay Suchy

PLANNING REFERENCE: MO/2025/0220

Location: Blanks Cottage, Blanks Lane, Newdigate, Dorking RH5 5ED

Proposal: Installation of 18 ground mounted Solar panels on timber sleepers with wood chip infill.

Whilst we support the positive use of solar energy, we are concerned that installing ground-level panels would require removal of trees, shrubs and vegetation which would have a negative impact on the environment.

Regards
Parish Clerk & RFO
Newdigate Parish Council