



PLANNING COMMITTEE MINUTES
Monday 3rd November 2025

Councillors in attendance: Bill Kear (chair), William Harmsworth (Vice) Phill Crutcher,
Sarah Macdonald, Peter Perdue

Also in attendance: Clerk and nine members of the public and DC Kirstie Havard

Acceptance of Planning Committee Minutes

The Planning Committee Minutes dated 6th October 2025 were approved by all present and signed by the chairman.

Presentation by

Nicola Davidson, Rural Housing Enabler Surrey Community Action, Guildford,

- Proposed development at Horsielands Farm - I have been approached by an agent/developer and asked to carry out a Housing Needs Survey to ascertain what the need for housing is in the Parish.
- Having met with the land agent/developer online I wanted to get in touch and find out what the Parish Council position is on the site in question and to find out if they would support a Housing Needs Survey.
- I explained to the agent/developer that I work in the best interests of the community in an open and transparent way and that I could not carry out the Housing Needs Survey in this instance unless it was supported by the Parish Council.
- I usually work to promote Rural Exception Sites where the majority of homes are affordable and kept in perpetuity for local people.

Councillors and residents then had the opportunity to ask questions.

Who initiates the survey – *parish councils, community groups, members of the public, etc*

How does it work – *survey asks Qs i.e. what size and type of housing is needed in their community and for whom.*

What is your role – *The Rural Housing team are independent, not for profit, who help to provide affordable housing for local people.*

Councillors had no objection to a survey being carried out independently by the resident, although this would in no way be prejudicial to the parish council.

More information can be found on their website: www.surreyca.org.uk/affordable-rural-housing

1. PLANNING APPLICATIONS:

1.1 MO/2025/02405

Location: Rear of Six Bells, Village Street, Newdigate

Proposal: Erection of 13 dwellings, together with the formation of a vehicular access,

amenity space, Local area of play, parking and associated landscaping, at land to the rear of The Six Bells, Newdigate.

Case Officer: Donna Bulbeck

Registration Date: 10/10/2025

Response deadline: 04/11/2025

Parish Council Response: Concerns made from residents were duly noted by the PC and a comment will be sent to the planning department. See attached letter.

1.2 MO/2025/02411 [Link](#)

Location: NEWDIGATE SCHOOL, VILLAGE STREET, NEWDIGATE, RH5 5DJ

Proposal: Installation of a 10kW air source heat pump and associated works adjacent to the pre-school building on the east elevation.

Case Officer: Hannah Suchy

Registration Date: 10/10/2025

Parish/Area: Newdigate

Parish Council Response: No objection.

1.3 MO/2025/02455 [Link](#)

Location: WEST LEA, DUKES ROAD, NEWDIGATE, RH5 5BY

Proposal: Erection of 1 no. dwelling following demolition of existing non-agricultural buildings.

Case Officer: Chris Yeoell

Registration Date: 17/10/2025

Parish/Area: Newdigate

Parish Council Response: No comment.

1.4 MO/2025/02461 [Link](#)

Location: STONEWAYS, PARTRIDGE LANE, NEWDIGATE, RH5 5BW

Proposal: Erection of 2 No. dwellings following demolition of existing non-agricultural buildings.

Case Officer: Donna Bulbeck

Registration Date: 17/10/2025

Parish/Area: Newdigate

Parish Council Response: No comment.

1.5 MO/2025/02474 [Link](#)

Location: LAND EAST OF NYES PLACE, RUSPER ROAD, NEWDIGATE, RH5 5BX

Proposal: Demolition of barn and erection of a single storey detached dwelling utilising existing access, with associated landscaping.

Case Officer: Chris Yeoell

Registration Date: 21/10/2025

Parish/Area: Newdigate

Parish Council Response: No comment.

1.6 MO/2025/02494 [Link](#)

Location: CIDERMILL HATCH, PARTRIDGE LANE, NEWDIGATE, RH5 5BP

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: 22/10/2025

Parish/Area: Newdigate
Parish Council Response: No comment.

2. DECISIONS NOTED

2.1 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.
Decision: APPROVED WITH CONDITIONS
Decision Date: 15-Oct-2025
Parish: Newdigate

2.2 MO/2025/0469 [Link](#)

Location: Land East of Home Farm, Dukes Road, Newdigate, Dorking, Surrey, 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.
Decision: REFUSED
Decision Date: 23-Oct-2025
Parish: Newdigate

2.3 MO/2025/02117 [Link](#)

Location: Langholm, Village Street, Newdigate, Dorking, Surrey, RH5 5DH
Proposal: Demolition of front porch with the erection of new storm porch. Conversion of garage to habitable accommodation with changes to fenestration and internal layout and the removal of the chimney.
Decision: APPROVED WITH CONDITIONS
Decision Date: 21-Oct-2025
Parish: Newdigate

2.4 MO/2025/02071 [Link](#)

Location: HOMELANDS PARTRIDGE LANE NEWDIGATE RH5 5BW
Proposal: Discharge of conditions 6 and 7 of approved planning application MO/2024/1893 for the demolition of existing garage workshop and shed and erection of a domestic outbuilding with garage, workshop, home gym and annex accommodation.
Decision: CONDITIONS APPROVED
Decision Date: 24-Oct-2025
Parish: Newdigate, Within 20m of Charlwood

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

Location: BEAM BROOK FIELD STATION PARTRIDGE LANE NEWDIGATE RH5 5EE
Proposal: Erection of 1 No. new build dwelling.
Decision: REFUSED
Decision Date: 24-Oct-2025
Parish: Newdigate

3. APPEAL DECISIONS NOTED

3.1 MO/2025/0688 [Link](#)

Location: Garlands, Broad Lane, Newdigate, Dorking, Surrey, RH5 5AT
Proposal: Demolition of existing outbuildings and erection of 2 No. detached dwellings.
Appeal Decision: APPEAL ALLOWED
Decision Date: 30-Oct-2025
Parish: Newdigate

MEETING ENDED at 20:35

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 4th November 2025

For the Attention - Case Officer Donna Bulbeck

PLANNING REFERENCE: MO/2025/02405

Location: Rear of Six Bells, Village Street, Newdigate, Surrey.

Points of Concern

1. Mix of Housing

The proposal suggests a mix of 3 × 2-bedroom, 4 × 3-bedroom, 4 × 4-bedroom, and 2 × 5-bedroom dwellings — a total of **44 bedrooms across 13 dwellings**.

The original proposal recommended a more modest mix of 2 × 1-bedroom, 4 × 2-bedroom, 4 × 3-bedroom, and 4 × 4-bedroom dwellings across 13 units, with the two 1-bedroom dwellings contained within a single building footprint.

This original proposal was considered more appropriate as it supported the **need for affordable housing within a rural setting**.

2. Access Road

The proposal suggests utilising the existing roadway from Rusper Road to the site. At present, this road is only used as access to the public house car park and is too narrow to accommodate regular two-way traffic associated with a residential development.

In addition, the junction of this road with Village Street/Rusper Road is considered **dangerous**, with **inadequate sight lines** for safe vehicular access.

Regards
Parish Clerk & RFO
Newdigate Parish Council