



PLANNING COMMITTEE MINUTES

Monday 1st December 2025

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

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

Acceptance of Minutes: The Planning Committee Minutes dated 3rd November 2025 were approved by all present and signed by the chairman.

Declarations of Interest: William Harmsworth – MO/2025/02591

1. PLANNING APPLICATIONS:

1.1 MO/2025/02571 [Link](#)

Location: LAND OPPOSITE BROCUS FIELD, HENFOLD LANE, NEWDIGATE

Proposal: Formation of dropped kerb and crossover

Case Officer: Mrs Helen Clarke

Registration Date: 07/11/2025

Parish/Area: Newdigate

Newdigate PC response – No comment but noted incorrect road name in application.

2.2 MO/2025/02591 [Link](#)

Location: NEWDIGATE PLACE, PARTRIDGE LANE, NEWDIGATE, RH5 5BP

Proposal: Erection of a single storey annexe.

Case Officer: Caroline Hall

Registration Date: 13/11/2025

Parish/Area: Newdigate

Newdigate PC response – No comment

2.3 MO/2025/02632 [Link](#)

Location: GILDINGS FARM, PARTRIDGE LANE, NEWDIGATE, RH5 5BN

Proposal: Alterations to roof of main barn and hay barn to raise both ridge heights by 0.22 metres

Case Officer: Chris Yeoell

Registration Date: 20/11/2025

Parish/Area: Newdigate

Newdigate PC response- No comment

2. DECISIONS NOTED

2.1 MO/2025/0331 [Link](#)

Location: The Old Post Office, Village Street, Newdigate, Dorking, Surrey, RH5 5DH

Proposal: Erection of single storey side and rear extension following demolition of

rear extension, side porch and rear garage.

Decision: APPROVED WITH CONDITIONS

Decision Date: 12-Nov-2025

Parish: Newdigate

2.2 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).

Decision: PRIOR APPROVAL REFUSED

Decision Date: 07-Nov-2025

Parish: Newdigate

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.

Decision: APPROVED WITH CONDITIONS

Decision Date: 07-Nov-2025

Parish: Newdigate

2.4 MO/2025/0045 [Link](#)

Location: 1, Ivy House Cottages, Partridge Lane, Newdigate, Dorking RH5 5BU

Proposal: Retrospective application relating to the installation of 1 No. mobile home with decking area for use as ancillary domestic accommodation.

Decision: REFUSED

Decision Date: 21-Nov-2025

Parish: Newdigate

2.5 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.

Decision: SPLIT DECISION (TREE OR CONDITIONS)

Decision Date: 25-Nov-2025

Parish: Newdigate

2.6 MO/2025/02360 [Link](#)

Location: LAKE VIEW HOUSE PARTRIDGE LANE NEWDIGATE RH5 5EE

Proposal: Retention of a swimming pool to rear and erection of a shed to front, erection of a double garage to side.

Decision: APPROVED WITH CONDITIONS

Decision Date: 24-Nov-2025

Parish: Newdigate

2.7 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.

Decision: APPROVED WITH CONDITIONS
Decision Date: 26-Nov-2025
Parish: Newdigate

3. APPEAL DECISIONS

None to note.

PUBLIC SESSION

Q. A resident asked if any update had been received regarding the progress of the development behind the Six Bells Public House? – Nothing more to report, Cllr Kirstie H added that this will be head by MVDC development committee early next year.

Q. A resident asked if the Housing Needs Survey was going ahead? - Yes, the parish council have been informed that the independent survey will go ahead which will be carried out by Nicola Davidson the Rural Housing Enabler, www.surreyca.org.uk and will be actioned during January 2026. This independent survey will share its findings with the parish council and Mole Valley District Council. The parish council encourage residents to share their opinions via the survey.

Q. The lack of enforcement was raised by a member of the public – the parish council are aware of the lack of enforcement due to limited resources at MVDC and encouraged residents to continue to raise any concerns to the planning department. This issue was highlighted to Chris Coughlan MP at the recent meeting held in the village hall in Newdigate.

MEETING ENDED 8.36PM

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