



## PLANNING COMMITTEE MINUTES

**Monday 2<sup>nd</sup> February 2026**

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

**Also in attendance:** Clerk  
Four members of the public.

**Acceptance of Minutes:** Planning Committee Minutes dated 5<sup>th</sup> January 2026 were approved by all present and signed by the chairman.

**Declarations of Interest:** None

### 1. PLANNING APPLICATIONS:

1.1 MO/2026/00081 [Link](#)

Location: EASTWOOD FARM, RUSPER ROAD, NEWDIGATE, RH5 5BX  
Proposal: Erection of agricultural worker's dwelling, with associated access, parking, landscaping, cycle and refuse storage  
Case Officer: Sue Read  
Registration Date: 20/01/2026  
Parish/Area: Newdigate  
*Newdigate Parish Council – Support this application.*

1.2 MO/2026/00082 [Link](#)

Location: BUTTERFLY BARN, PARTRIDGE LANE, NEWDIGATE, RH5 5BU  
Proposal: Variation of condition 2 of approved planning application MO/2020/1771 for the conversion of barn to 1 No. dwelling with attached double garage and associated parking to allow for change of roofing material to the two new single-storey extensions, extension of the existing mezzanine floor from Bay 5 into Bay 4 and adjustments to internal stud partitions.  
Case Officer: Chris Yeoell  
Registration Date: 20/01/2026  
Parish/Area: Newdigate  
*Newdigate Parish Council – No comment*

1.3 MO/2026/00086 [Link](#)

Location: TALMONT, VILLAGE STREET, NEWDIGATE, RH5 5AD  
Proposal: Certificate of Lawfulness for a proposed development in respect of the erection of a front porch and a single storey side/rear extension with 3 No roof lights.  
Case Officer: Phil Davies  
Registration Date: 20/01/2026  
Parish/Area: Newdigate  
*Newdigate Parish Council – No comment*

- 1.4 MO/2026/00091 [Link](#)  
 Location: 1 ORCHARD COTTAGES, EWOOD LANE, NEWDIGATE, RH5 5AP  
 Proposal: Discharge of Condition 5 of approved planning application MO/2023/1872 for the erection of 1 no. dwelling and detached garage following demolition of existing non-agricultural buildings.  
 Case Officer: Sue Read  
 Registration Date: 21/01/2026  
 Parish/Area: Newdigate  
*Newdigate Parish Council – No objection*
- 1.5 MO/2026/00107 [Link](#)  
 Location: HARLINGS, BLANKS LANE, NEWDIGATE, RH5 5ED  
 Proposal: Application for Permission in Principle for the erection of 4 to 6 No. dwellings.  
 Case Officer: Sue Read  
 Registration Date: 27/01/2026  
 Parish/Area: Newdigate  
*Newdigate Parish Council – Support the development in principle, would appreciate the consideration of smaller sized homes being part of the development so as to be more Affordable, increased biodiversity and to reflect the need locally.*
- 1.6 MO/2026/00120 [Link](#)  
 Location: IVY HOUSE FARM, PARTRIDGE LANE, NEWDIGATE, RH5 5BU  
 Proposal: Retrospective application for the change of use from agricultural to class E(g) and B8, toilet block, associated elevational changes and sewage treatment plant.  
 Case Officer: Donna Bulbeck  
 Registration Date: 29/01/2026  
 Parish/Area: Newdigate  
*Newdigate Parish Council – No comment*

## 2. DECISIONS NOTED

- 2.1 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  
 Decision: APPROVED WITH CONDITIONS  
 Decision Date: 19-Jan-2026  
 Ward: Capel, Leigh, Newdigate & Charlwood  
 Parish: Newdigate
- 2.2 MO/2024/1925 [Link](#)  
 Location: Hatcham Farm, Rusper Road, Newdigate, Dorking, Surrey, RH5 5BX  
 Proposal: Application for the temporary stationing of a mobile home for residential occupation by an agricultural worker with associated parking for a period of 5 years.  
 Decision: REFUSED  
 Decision Date: 28-Jan-2026  
 Parish: Newdigate

2.3 MO/2025/02591 [Link](#)  
Location: NEWDIGATE PLACE PARTRIDGE LANE NEWDIGATE RH5 5BP  
Proposal: Erection of detached annexe.  
Decision: REFUSED  
Decision Date: 27-Jan-2026  
Parish: Newdigate

2.4 MO/2025/02731 [Link](#)  
Location: 12 BECKET WOOD NEWDIGATE RH5 5AQ  
Proposal: Removal of doors/windows to be replaced by two sets of folding sliding doors to rear extension and removal of door and window to side elevation.  
Decision: APPROVED WITH CONDITIONS  
Decision Date: 27-Jan-2026  
Parish: Newdigate

### 3. APPEAL DECISIONS NOTED

3.1 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 Decision: APPEAL DISMISSED  
Decision Date: 26-Jan-2026  
Parish: Newdigate

### 4. OTHER MATTERS FOR DISCUSSION

4.1 A resident brought to the attention of the parish council that land in located in Partridge Lane has breached its planning permission and six mobile homes are now on site. The Parish Council contacted MVDC Enforcement team and the have informed us that this matter is currently under investigation reference number C/2026/00008. This has been categorised as priority 2 in accordance with the Local Enforcement Plan (refer to Section 7). Once they have undertaken a site visit, this priority may be re-assessed.

### PUBLIC SESSION

1. A resident asked if any progress had been heard from MVDC regarding Springfield Farm. *NPC – The chairman advised that no more information had been received, however the Planning Officers and Enforcement team are very much under pressure with numerous Appeals and enforcement procedures taking a good deal of time and effort to come to a conclusion. The clerk will follow up with an enquiry email to the planning team.*
2. The small parcel of land in Hogspudding lane was discussed – with the belief that someone is living in the caravan on site.
3. Councillors discussed the land behind the Six Bells Public House – it is believed that This has now been put onto the open market by Thakeham Homes. No further information is known at this point.

**MEETING ENDED 8PM**

*Parish Clerk/RFO- Jackie Tyrrell  
Dated 2<sup>nd</sup> February 2026*



**Newdigate Parish Council**

Newdigate Village Hall

Kingsland

Newdigate

Surrey

RH5 5DA

Planning Department  
Mole Valley District Council  
Pippbrook  
Dorking  
Surrey  
RH4 1SJ

Dated 3<sup>rd</sup> February 2026

For the Attention – Case Officer Sue Read

**PLANNING REFERENCE: MO/2026/00107**

Location: Harlings, Blanks Lane, Newdigate RH5 5ED

Proposal: Application for Permission in Principle for the erection of 4 to 6 No dwellings.

Newdigate Parish Council support the development in principle, however, would appreciate the consideration of smaller sized homes being part of the development so as to be more affordable, would increase biodiversity and to reflect the need locally.

Regards  
Parish Clerk & RFO  
Newdigate Parish Council