

NEWDIGATE PARISH COUNCIL
Planning Committee Minutes
Monday 6 February 2023 at 7:30pm
In the Village Hall

- 1. Present:**
William Harmsworth (Chair) Neil Austin, Sarah Macdonald, John Sage,
Richard Tyson-Davies
Jackie Tyrrell (Clerk) plus one member of the public

- 2. Apologies:**
Bill Kear.

- 3. Declarations of Interest:**
All councillors present declared a personal interest in retrospective planning application MO/2023/0043 due to being acquainted with an objection lodged by Mr R Gardner who was a former Parish Councillor.

- 4. PLANNING APPLICATIONS:**
 - 4.1** MO/2023/0043 - [Link](#)
Chestnut Cottage, Village Street, Newdigate RH5 5DH
Retrospective planning application - Demolition of existing garage and outbuilding and erection of a single storey side extension.
Information email received from R Gardner (circulated)
PC Comment: All councillors discussed this item, reviewing the plans submitted to MVDC in detail. There was much discussion regarding the height of the course of bricks built, top facia and roof upstand. The Applicant was present at the meeting, therefore the Chair allowed them to put their points forward regarding the current position and explanation of why a retrospective planning application was submitted. All Councillors present agreed that the Parish Council would submit a request to the Planning Department to action a Daylight/Sunlight Report. In addition, a request to have the exact height of the extension measured and recorded as this appears to be an area of dispute.

 - 4.2** MO/2022/2137/CC - [Link](#)
Coombers Farm, Partridge Lane, Newdigate, Dorking, Surrey, RH5 5EE
Variation of condition 2 of approved planning permission MO/2021/1543 for the erection of 4 No. dwellings following demolition of existing buildings, to allow changes to Plot 3, comprising of an open sided porch on front elevation, and changes to doors and windows.
PC Comment: The Parish Council object to this application due to it being a perceived enlargement and overdevelopment of the site.

- 4.3** MO/2022/2139/CC - [Link](#)
Coombers Farm, Partridge Lane, Newdigate, Dorking, Surrey, RH5 5EE
Variation of condition 2 of approved planning permission MO/2021/1543 for
The erection of 4 No. dwellings following demolition of existing buildings, to
allow the addition of a porch and re-arrangement of windows and doors of
Plot 2.
*PC Comment: The Parish Council object to this application. The significant
changes submitted will change the whole frontage of the building to what
was approved by the Planning Authority. The original application submitted
was for a barn conversion. The plans submitted include full height bi-fold
doors to the front and to the side and four new dormer windows. In addition
significant vegetation has been removed and currently there appears to be an
issue with the surface water drainage as all rain water is currently washing
down the road outside. The original application was objected to by the
Parish Council as it considered it overdevelopment and these changes
if approved will only add weight to our comments.*
- 4.4** MO/2022/1952/ - [Link](#)
The Chalet, Mill Lane, Newdigate, Dorking, Surrey, RH5 5AL
Demolition of existing dwelling and erection of replacement dwelling.
*PC Comment: Objection, Excessive enlargement of a very small property
although we do acknowledge that the site is large. The Parish Council note
that originally MVDC refused this but on appeal it was upheld by the
Planning Inspector although they had not been supplied with plans for the
extended property. This seemingly has now allowed an unrestricted increase
under permitted development rights, allowing a disproportionate increase in the
build area.*
- 4.5** MO/2023/0089/CC - [Link](#)
Site at, Riverdale Farm, Rusper Road, Capel, Surrey
Variation of condition 5 of approved planning permission MO/2020/249 for
the material change of use of land for three pitches with associated
operational development, new access, hard standing, utility blocks, packing
treatment plant and fencing, to allow the utility blocks to be amalgamated
into one block.
*PC Comment: Objection, the Parish Council consider this as over development
of the site.*

5. LOCAL PLAN CONSULTATION

Updating of the National Policy Framework

Proposed approach to preparing National Development Management Policies

Develop policy to support levelling up

How National Planning Policy is currently accessed by users.

Discuss possible sub-committee / response by deadline 2 March 2023

*The Committee discussed the changes that may be implemented. Neil Austin will
investigate further and make recommendations to Full Council at the next meeting.*

6. DECISIONS

- 6.1 MO/2022/1957/PLAH
20, Winfield Grove, Newdigate, Dorking, Surrey, RH5 5AZ
Demolition of existing tool shed and outbuilding to create a disabled living area comprising a bedroom, toilet and wet room.
APPROVED WITH CONDITIONS
- 6.2 MO/2021/2393/PLAH
21, Becket Wood, Newdigate, Dorking, Surrey, RH5 5AQ
Demolition of existing conservatory and installation of two powder coated aluminium folding sliding doors to rear elevation.
APPROVED WITH CONDITIONS

7. APPEAL DECISIONS

- 7.1 MO/2021/2320/
The Chestnuts, Partridge Lane, Newdigate, Dorking, Surrey, RH5 5EE
Demolition of existing barn and erection of a detached dwelling.
DISMISSED

MEETING ENDED 8.30PM