



NEWDIGATE PARISH COUNCIL

www.newdigateparishcouncil.gov.uk

email: clerk@newdigateparishcouncil.gov.uk

MINUTES OF PLANNING COMMITTEE MEETING

held on Monday 2nd October 2023

At the Village Hall at 7.30pm

PRESENT: John Sage (Chair) William Harmsworth, Ameeta Garga, Bill Kear, Richard Tyson-Davies

Also present: four members of the public.

1. APOLOGIES

Phill Crutcher

2. DECLARATIONS OF INTEREST

Bill Kear – Planning Application MO/2023/1372/PLA

3. MINUTES – Minutes from the meeting held in September 2023 were signed at the Full Parish Council meeting held on 11th September 2023.

4. PUBLIC QUESTIONS

None

5. PLANNING APPLICATIONS

5.1 MO/2023/1338/ECL – Little Acorns, Rusper Road, Newdigate, Dorking, Surrey [Link](#)
Certificate of Lawfulness for the existing use and development in respect of 1no. residential dwelling (Use Class C3), 1no. commercial building (Use Class B2/B8) subdivided into three separate units, 1no. commercial workshop (Use Class E(g)), 2no. garages used for domestic storage and includes chicken coop, and 7no. garage units.

PC Comment: Please see NPC Comment submitted to MVDC via the portal.

5.2 MO/2023/1322/PLAH -Woodlands Farm, Rusper Road, Newdigate, RH5 5BX [Link](#)
Erection of timber carport for 2 No. cars with a side shed for tool storage.

PC Comment: None

5.3 MO/2023/1372/PLA – Springfield Farm, Parkgate Road, Newdigate, RH5 5DZ [Link](#)
Change of use of a manege training area from private use to commercial use and installation of 6 No. Solar powered spotlights.

PC Comment: Please see NPC Comment submitted to MVDC via the portal.

APPENDIX A

6. DECISIONS

6.1 MO/2023/1329/DEA – Hatcham Farm, Rusper Road, Newdigate, RH5 5BX
Prior notification for the erection of an agricultural building of 30.48 metres x 6.09 metres for the storage of machinery. [Link](#)
PRIOR APPROVAL NOT REQUIRED

6.2 MO/2023/0177/PLAH – Jordans, Partridge Lane, Newdigate RH12 4RW
Erection of a two storey rear extension. [Link](#)
APPROVED WITH CONDITIONS

6.3 MO/2023/0418/PLA – Hurst, Vicarage Lane, Capel, RH5 5LN
Demolition of existing buildings and redevelopment of the site to provide 15 No. residential homes (Use Class C3) with associated infrastructure. [Link](#)
REFUSED

END

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: 2nd October 2023

Dear Katrina Sullivan-Watkins

RE: PLANNING APPLICATION – MO/2023/1372
Springfield Farm, Parkgate Road, Newdigate RH5 5DZ

Proposal: Change of use of a manege training area from private use to commercial use and installation of 6 No. Solar powered spotlights.

Following our Planning Meeting, the Parish Council objects to this planning application for the following reasons:

- Previous three applications stated conditions of approval - at no time were the stabling or sandschool be used for commercial use or floodlights to be installed.
“The development hereby permitted shall be for private use incidental to the enjoyment of the dwelling house on the application site” See MO/2004/1074 & MO/2007/1345 Conditions ENV57, ENV22, REC14.
- Similar nearby planning application for installation of floodlights were refused.
- The Parish Council notes that another planning application was refused for the installation of collapsible floodlights and urge you to take the same stance if this becomes an option. Any lighting installed at such a height will have enormous impact on privacy, disturbing local residents and light pollution.
- The application that this was to be used by horses living on the premises. This raises the question, are all horses on site owned by the owners or are they running a commercial livery for other owners.
- Parking on site is inadequate for visiting cars with trailers and horseboxes. At present, the site accommodates several vehicles, which leaves no areas free and current traffic movements are frequent and are a disturbance for local neighbours.
- In 2017 MVDC specified that road access should not be from the Parkgate Road access adjacent to Hightrees Farm House due to poor/restricted sightline and as recommended

APPENDIX A

by Surrey Highways. NB did MVDC also specify that this entrance was only to be used for agricultural purposes?

- The current owner continues to use this historic southerly entrance to access the main house and the manage. It is noted that the planned additional entrance some 50 meters to the north does not appear to provide the promised access to the main house.
- In addition, neighbours are concerned with light pollution and noise disturbance as gardens run directly alongside Springfield Farm.
- No Design and Access Statement has been provided with this application.
- Limited general information and detail on this planning application and no mention of conditions applied to previous applications.

Regards
Parish Clerk
Newdigate Parish Council