



## NEWDIGATE PARISH COUNCIL

[www.newdigateparishcouncil.gov.uk](http://www.newdigateparishcouncil.gov.uk)

email: [clerk@newdigateparishcouncil.gov.uk](mailto:clerk@newdigateparishcouncil.gov.uk)

### Planning Committee Minutes Tuesday 7<sup>th</sup> May 2024 at 7.30pm

Present: John Mckenzie-Sage (Chair), Ameeta Garga, William Harmsworth, Bill Kear, Sarah Macdonald, Richard Tyson-Davies.

Apologies: Phill Crutcher

Declarations of Interest: None

1. Planning minutes from meeting held on 2<sup>nd</sup> April 2024 were approved by all present and signed by the Chairman minutes from meeting held on 2<sup>nd</sup> April 2024.
2. Planning Applications:
  - 2.1 MO/2024/0430/ECL [Link](#)

Location: Little Acorns, Rusper Road, Newdigate, Dorking, RH5 5BX

Proposal: Certificate of Lawfulness for the existing use and development in respect of building A and B - Domestic chicken coop and garage used for domestic storage. Building C - Residential dwelling (Use Class C3), together with associated curtilage. Building D - Commercial building (Use Class E(g), B2 and B8). Building E and G - 7 no. garages used for personal storage. Building H - Commercial workshop building (Use Class E(g)).

Case Officer: Aidan Gardner

Registration Date: 18-Mar-2024

Applicant Name: Alan Frost

*NPC Comment: No comment.*
  - 2.2 MO/2024/0514/PLA [Link](#)

Location: Land South of Cidermill Hatch, Partridge Lane, Newdigate, Dorking, Surrey, RH5 5BP

Proposal: Proposed two pitch settled gypsy accommodation site, including widening of existing access.

Case Officer: Donna Bulbeck

Registration Date: 15-Apr-2024

*NPC Comment: see attached letter to MVDC.*

- 2.3 MO/2024/0477/PLAH [Link](#)  
Location: Cudworth Gate, Cudworth Lane, Newdigate, Dorking, Surrey, RH5 5BH  
Proposal: Demolition of existing front porch and erection of a two storey front entrance porch, erection of a single storey front bay extension and replacement of pitched roof to bay to a flat roof.  
Case Officer: Rosica Kolarova  
Registration Date: 25-Mar-2024  
*NPC Comment: NPC support this application.*
- 2.4 MO/2024/0497/PCL [Link](#)  
Location: Cudworth Gate, Cudworth Lane, Newdigate, Dorking, Surrey, RH5 5BH  
Proposal: Certificate of Lawfulness for a proposed development in respect of the demolition of rear extension and conservatory and the erection of a 4 metre rear ground floor extension and a 3 metre first floor rear extension.  
Case Officer: Rosica Kolarova  
Registration Date: 27-Mar-2024  
*NPC Comment: NPC support this application.*
- 2.5 MO/2024/0606/SCC [Link](#)  
Location: South Holmwood Brickworks, Newdigate Road, Beare Green, Dorking, Surrey, RH5 4QE  
Proposal: Details of road markings pursuant to Condition 8, Dust Management Plan and Monitoring Scheme pursuant to Condition 12, Noise Complaint Recording and Management Plan pursuant to Condition 18, Slope Stability and Geotechnical Assessment pursuant to Condition 21, Scheme for storage and handling of fluids pursuant to Condition 25, Preliminary Contaminated Land Risk Assessment pursuant to Condition 28, Programme of Working and Restoration pursuant to Condition 42, notification of tree works pursuant to Condition 44 and Japanese Knotweed Scheme pursuant to Condition 54 of planning permission ref: MO/2014/1009/SCC dated 25 May 2022. (SCC application - for consultation purposes only.)  
Case Officer: Katrina Sullivan-Watkins  
Registration Date: 16-Apr-2024  
Applicant Name: Ibstock Brick Ltd  
*NPC Comment: No comment at this time.*
- 2.6 MO/2024/0639/PLAH [Link](#)  
Location: Bay Cottage, Kingsland, Newdigate, Dorking, Surrey, RH5 5DB  
Proposal: Erection of greenhouse in rear garden.  
Case Officer: Sue James  
Registration Date: 30-Apr-2024  
*NPC Comment: No comment.*
3. DECISIONS
- 3.1 MO/2024/0269/PLA [Link](#)  
Location: Coomers Minor, Partridge Lane, Newdigate, Dorking, Surrey, RH5 5EE  
Proposal: Erection of agricultural barn for the storage of hay, agricultural plant and machinery (following demolition of existing barn).  
Decision: REFUSED  
Decision Date: 15-Apr-2024

3.2 MO/2024/0302/PNQ [Link](#)  
Location: Woodlands Farm, Burnt Oak Lane, Newdigate, Dorking, Surrey, RH5 5BJ  
Proposal: Prior notification for the conversion of the existing buildings to provide 5 No. dwellings (Use Class C3). The creation of new openings to provide natural light to all rooms on the dwelling houses.  
Decision: PRIOR APPROVAL REFUSED  
Decision Date: 18-Apr-2024

3.3 MO/2024/0476/TFC [Link](#)  
Location: 35, Mulberry Place, Newdigate, Dorking, Surrey, RH5 5DN  
Proposal: T1 Pine - Fell and re plant with suitable species. T2 Horse Chestnut - Fell and re plant with a suitable species.  
Decision: SPLIT DECISION (TREE OR CONDITIONS)  
Decision Date: 01-May-2024

#### 4 APPEALS

4.1 MO/2024/0019/PNQ [Link](#)  
Location: Bertrams Farm, Partridge Lane, Newdigate, Dorking, Surrey, RH5 5BP  
Proposal: Prior notification for the change of use of 1 No. agricultural building to 1 L  
Appeal Start Date: 02-May-2024

#### 5. OTHER PLANNING MATTERS

- 5.1 Springfield Farm – MO/2023/1372 [link](#)  
Following an email on 7.5.24 planning officer advised that this is one of their priorities and a decision will be actioned as soon as possible. The clerk will enquire if Highways report advising of their concerns re the access has been receive by the officer.
- 5.2 Land between Lansdown & Little Oaks  
MVDC Enforcement confirmation advised Catergory 3 (10 working days)
- 5.3 The Lakes, Dukes Drive  
Unpermitted development reported by resident. Submission to Planning Enforcement.
- 5.4 Draft local plan - ED74 - MM75 - DS59  
Councillors discussed the Draft Local Plan and policy DS59. All agreed to take no futher action or make any comments to MVDC.
- 5.5 Land on Corner of Charlwood Lane/Partridge Lane  
Recent planning application refused by MVDC officer. Clerk to investigate placing an Article 4 Direction on the land. NPC concerned with regard to water waste from site and the possiblity of further development. **MVDC advised that this would not be possible as comes from central government.**

**MEETING ENDED AT 8.40PM**



## **Newdigate Parish Council**

Newdigate Village Hall  
Kingsland  
Newdigate  
Surrey  
RH5 5DA

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

Dated: 17<sup>th</sup> May 2024

Dear Donna Bulbeck

### **PLANNING REFERENCE: MO/2024/0514/PLA**

Location: Land South of Cidermill Hatch, Partridge Lane, Newdigate RH5 5BP

Proposal: Proposed two pitch settled gypsy accommodation site, including widening of existing access.

The Parish Council object to this application for the following reasons:

- This is a retrospective planning application.
- Ground works have been completed prior to consent.
- pond infilled, trees and hedging removed, hard core laid and land changed without the relevant planning permission
- This is Greenbelt Land and no special circumstances exist which allow development.
- Great Crested Newts were habiting the pond prior to its infill– these are a protected species by law and the destruction of this colony is an offence.
- This land has no formal predetermined access.
- Land has been changed without thought or appropriate investigation to the local Ecology of the site.
- Q – How is the waste water and sewage being managed or planned for? Very little space on site for a sewage treatment plant.
- The fencing installed by the applicant on the southern boundary abutting the public footpath has narrowed the width of that very muddy path from around one metre to just 45cm in places. SCC Countryside officers are aware of this situation but lack any grounds for intervention as the width of the path is not specified on the Definitive Map and Statement.

Regards  
Parish Clerk & RFO  
Newdigate Parish Council



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RH5 5DA

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

Dated: 20<sup>th</sup> May 2024

Dear Donna Bulbeck

### **PLANNING REFERENCE: MO/2024/0514/PLA**

Location: Land South of Cidermill Hatch, Partridge Lane, Newdigate RH5 5BP

Proposal: Proposed two pitch settled gypsy accommodation site, including widening of existing access.

Additional comments to be considered:

### **Relevant Planning History**

25-Jun-2003 - MO/2021/0545

Certificate of lawfulness for the proposed development in respect of the erection of a garden/storage room.

#### **REFUSED**

December 2021 - MO/2021/1913

Erection of a detached building for the storage of garden equipment.

#### **REFUSED**

Regards  
Parish Clerk & RFO  
Newdigate Parish Council