



NEWDIGATE PARISH COUNCIL

www.newdigateparishcouncil.gov.uk

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Planning Committee Minutes

Monday 3rd June 2024 at 7.30pm

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

Apologies: Richard Tyson-Davies

Declarations of Interest: Bill Kear

1. Planning Committee minutes from the meeting held on 7th May 2024 were approved by all present and signed by the Chairman.
2. Planning Applications:
 - 2.1 MO/2024/0571/PLA - Horsielands Farm, Church Lane, Newdigate, Dorking, RH5 5DP
Proposal: Demolition of the existing buildings and development of 3 No. detached houses with associated parking, access and landscaping.
Case Officer: Katrina Sullivan-Watkins
Registration Date: 13-May-2024
NPC Comment: NPC submitted objection on condition of pathway lighting to MVDC.
 - 2.2 MO/2024/0705/PLAH Link
Location: Marelands Cottage, Rusper Road, Newdigate, Dorking, Surrey, RH5 5BX
Proposal: Demolition of existing garage and erection of detached garage/store.
Case Officer: Katrina Sullivan-Watkins
Registration Date: 10-May-2024
NPC Comment: NPC support this application.
 - 2.3 MO/2024/0707/DEA Link
Location: Barings Field Farm, Cudworth Lane, Newdigate, Dorking, Surrey, RH5 5BH
Proposal: Prior notification for the creation of a new private way for agricultural.
Case Officer: Katrina Sullivan-Watkins
Registration Date: 07-May-2024
NPC Comment: NPC support this application.
 - 2.4 MO/2024/0713/PLAH Link
Location: Flossies Cottage, Parkgate Road, Newdigate, Dorking, Surrey, RH5 5AH
Proposal: Erection of a small rear extension to create a link corridor to an existing garden building in the rear garden.
Case Officer: Rosica Kolarova
Registration Date: 07-May-2024
NPC Comment: NPC support this application.

- 2.5 MO/2024/0691/PLAH Link
 Location: Appledore Cottage, Village Street, Newdigate, Dorking, Surrey, RH5 5DH
 Proposal: Convert existing garage to a habitable space, replace garage door with a window.
 Case Officer: Chris Yeoell
 Registration Date: 16-May-2024
 NPC Comment: NPC support this application.
3. DECISIONS – Noted by Parish Council
- 3.1 MO/2024/0386/AC Link
 Location: Middle Barn, Springfield Farm, Parkgate Road, Newdigate, Surrey
 Proposal: Discharge of condition 3 of approved planning permission MO/2022/0700 for Prior notification for the change of use of an agricultural building to one dwelling (Use Class C3).
 Decision: CONDITIONS APPROVED
 Decision Date: 10-May-2024
- 3.2 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, replacement of pitched roof to bay to a flat roof, change of external finish and change in fenestration.
 Decision: APPROVED WITH CONDITIONS
 Decision Date: 20-May-2024
- 3.3 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.
 Decision: REFUSED
 Decision Date: 22-May-2024
- 3.4 MO/2024/0606/SCC Link
 Location: South Holmwood Brickworks, Newdigate Road, Beare Green, Dorking, 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.)
 Decision: NO OBJECTION
 Decision Date: 24-May-2024

MEETING ENDED AT 8.30PM

Chairman Signature..... Dated.....



Newdigate Parish Council

Newdigate Village Hall
Kingsland
Newdigate
Surrey
RH5 5DA

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

Dated 26th June 2024

Dear Katrina Sullivan-Watkins

PLANNING REFERENCE: MO/2024/0571

Location: Horsielands Farm, Church Lane, RH5 5DP

Proposal: Demolition of the existing buildings and development of 3 no detached houses with associated parking, landscape and access.

The Parish Council would like to make the following comments on this application.

Under the original approved planning application MO/2023/0940, Condition 4 required the developers "to improve the public highway by providing a lit and paved pedestrian/cycleway". The Councillors do not feel that the addition of any artificial lighting to the development would be in keeping with the rest of the village. Newdigate has no street lighting, and its addition would have a negative impact on the wildlife at night and would dramatically alter the current rural feel to the surrounding neighbourhood. We would strongly ask that this condition be removed and redrafted to restrict the level of light pollution to the existing community.

Regards
Parish Clerk & RFO
Newdigate Parish Council