



NEWDIGATE PARISH COUNCIL

www.newdigateparishcouncil.gov.uk

email: clerk@newdigateparishcouncil.gov.uk

PLANNING COMMITTEE MINUTES

Monday 1st July 2024 at 7.15pm

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

Apologies: William Harmsworth, Phill Crutcher

Also present: One member of the public

Declarations of Interest: Ameeta Garga – neighbour of Ashley Lodge

1. Planning Committee minutes from the meeting held on 3rd June 2024 were approved by all present and signed by the Chairman.

2. PLANNING APPLICATIONS:

2.1. **MO/2024/0848/PCL** [Link](#)

Location: Cudworth Gate, Cudworth Lane, Newdigate, Dorking, Surrey, RH5 5BH

Proposal: Certificate of Lawfulness for a proposed development in respect of the erection of a two storey rear extension following demolition of a rear extension, conservatory and outbuilding.

Case Officer: Rosica Kolarova

Registration Date: 31-May-2024

PC Comment: Support this application.

2.2 **MO/2024/0857/PLA** [Link](#)

Location: Land at rear of Bay Cottage, Hawthorn Tree Cottage and Apple Tree Barn, Kingsland, Newdigate, Dorking, Surrey

Proposal: Convert a brick and timber building into a 1 No. bedroom dwelling.

Case Officer: Sue James

Registration Date: 31-May-2024

PC Comment: See attached comment submitted to MVDC. 2.7.24

2.3 **MO/2024/0889/PLAH** [Link](#)

Location: Ashley Lodge, Parkgate Road, Newdigate, Dorking, Surrey, RH5 5DZ

Proposal: Erection of a single storey rear extension, erection of a new front access ramp and bituminous drive/vehicle hardstanding.

Case Officer: Sue James

Registration Date: 05-Jun-2024

PC Comment: Support this application.

2.4 **MO/2024/0945/PCL** [Link](#)

Location: Long Meadow, Parkgate Road, Newdigate, Dorking, Surrey, RH5 5DX

Proposal: Certificate of Lawfulness for the proposed development in respect of a new roof light on front elevation.

Case Officer: Sue James

Registration Date: 14-Jun-2024

PC Comment: No comment

2.5 MO/2024/0891/PIP [Link](#)

Location: Woodlands Farm, Burnt Oak Lane, Newdigate, Dorking, Surrey, RH5 5BJ
Proposal: Application for permission in principle in respect of the conversion of existing buildings into 2 No. dwellings with associated works including the demolition of redundant buildings.

Case Officer: Caroline Hall

Registration Date: 20-Jun-2024

PC Comment: Support this as scale of development has been reduced.

2.6 MO/2024/0981/CU [Link](#)

Location: Apple Tree Barn, Kingsland, Newdigate, Dorking, Surrey, RH5 5DB
Proposal: Change of use of dining room from residential (Use Class C3) to mixed use residential (Use Class C3) and floristry tuition for a maximum of 4 No. visitors at a time, no more than 24 days per year.

Case Officer: Sue James

Registration Date: 20-Jun-2024

PC Comment: Support this application.

2.7 MO/2024/0888

Location: Edolphs Cottages, Norwood Hill Road, Charlwood, Surrey
Proposal: Erection of 2 No. dwellings following demolition of existing non-agricultural buildings

Case Officer: Donna Bulbeck

Registration Date: 05-June-2024

PC Comment: No comment

3. DECISIONS

3.1 MO/2024/0416/PLA [Link](#)

Location: Tanglewood, Broad Lane, Newdigate, Dorking, Surrey, RH5 5AT
Proposal: Erection of a replacement dwelling and relocated vehicular access.

Decision: WITHDRAWN

Decision Date: 13-Jun-2024

3.2 MO/2024/0514/PLA [Link](#)

Location: Land South of Cidermill Hatch, Partridge Lane, Newdigate, RH5 5BP
Proposal: Proposed two pitch settled gypsy accommodation site, including widening of existing access.

Decision: REFUSED

Decision Date: 10-Jun-2024

3.3 MO/2023/1372/PLA [Link](#)

Location: Springfield Farm, Parkgate Road, Newdigate, Dorking, Surrey, RH5 5DZ
Proposal: Change of use of a manege training area from private use to commercial use and installation of 6 No. Solar powered spot lights.

Decision: REFUSED

Decision Date: 18-Jun-2024

3.4 MO/2024/0397/CC MAJOR [Link](#)

Location: Riverdale Paddocks, Capel Road, Rusper, RH12 4PZ
Proposal: Variation of Condition 8 of approved planning permission MO/2017/0803 for part retrospective application of existing caravan site for the siting of 7

No. additional caravans; 2 No. additional utility buildings and associated hard standing, to allow changes to the site plan, plans and elevations of Utility Building, and access.

Decision: REFUSED
Decision Date: 21-Jun-2024

3.5 MO/2024/0546/PLA [Link](#)

Location: Hatcham Farm, Rusper Road, Newdigate, Dorking, Surrey, RH5 5BX
Proposal: Retrospective application for the permanent use of land for stationing of a mobile home for residential occupation by an agricultural worker with associated parking without complying with Condition 3 of approved planning application MO/2020/0164

Decision: REFUSED
Decision Date: 20-Jun-2024

3.6 MO/2024/0639/PLAH [Link](#)

Location: Bay Cottage, Kingsland, Newdigate, Dorking, Surrey, RH5 5DB
Proposal: Erection of greenhouse in rear garden.

Decision: APPROVED WITH CONDITIONS
Decision Date: 25-Jun-2024

4. APPEALS - NONE

5 APPEAL DECISIONS

5.1 MO/2023/1244/PLA [Link](#)

Location: Coomers Minor, Partridge Lane, Newdigate, Dorking, Surrey, RH5 5EE
Proposal: Erection of 1 no. dwelling following demolition of existing of non-agricultural buildings.

Appeal Decision: Dismissed
Decision Date: 14-Jun-2024

6. OTHER PLANNING MATTERS

To discuss item raised at June Full Parish Council meeting – all planning applications to be considered and response if needed at the Full Council meetings rather than at a separate committee.

After a full discussion reviewing the two options the planning committee resolved to retain the separate planning committee meeting. This ensures each application can be discussed and documents viewed in detail without time restraints.

It was agreed that the planning minutes would accompany the Full Parish Council agenda as an appendix for full transparency. In addition, it was agreed to send a reminder of date & time of planning meetings via Facebook for residents as all committee meetings are open to the public. All meeting agendas and minutes can be viewed on our website. All agendas are also placed on both noticeboards, one near the Surrey Oaks and the other opposite the village store.

Chairman.....

Dated.....

END



Newdigate Parish Council

Newdigate Village Hall
Kingsland
Newdigate
Surrey
RH5 5DA

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

Dated 1st July 2024

Dear Sue James

PLANNING REFERENCE: MO/2024/0857/PLA

Location: Land at rear of Bay Cottage, Hawthorn Tree Cottage and Apple Tree Barn, Kingsland, Newdigate, Dorking.

Proposal: Convert a brick and timber building into a no1 bedroom dwelling.

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

- Information regarding the proposed access arrangements and impact on the surrounding neighbours and safety when exiting onto the highway are not clear in this application.
- The suggestion that the current building is suitable for conversion seems unlikely and will possibly end up being demolished and replaced.
- If conversion is granted, will this building conform to current building regulations and conditions.
- As land and current wooden structure sit in its own plot shown within the red boundary line, will this be a stand-alone 1 bedroom dwelling.

Regards
Parish Clerk & RFO
Newdigate Parish Council