

CATERHAM VALLEY



PARISH COUNCIL

(INCORPORATING VALLEY AND HARESTONE WARDS)

CATERHAM VALLEY PARISH COUNCIL - PLANNING COMMITTEE MEETING

Minutes of the meeting of Caterham Valley Parish Council Planning Committee,
held in The History Room, Caterham Valley Library, Stafford Road, Caterham
on Wednesday 24th April 2019 at 7pm

Cllr Nicole Morigan
Cllr Cherie Callender
Cllr Jenny Gaffney
Cllr Ines Salman
Cllr Alun Jones
Mr Peter Brent - Co-opted member

Mrs M Gibbins
Clerk to Caterham Valley Parish Council

MINUTES

Officers from TDC gave an introduction to the Parish Council about Bronzeoak and the draft plans. The Officers took on board the comments from the Parish Councillors and offered to return when the application is submitted for consultation.

1. **Apologies for absence:** received and accepted apologies for absence.
Cllr Peter Roberts, Mrs Annette Evans
2. **Declarations of Disclosable Pecuniary Interest:** *To receive any disclosure by members of personal pecuniary interests in matters on the agenda, the nature of any interests, and whether the member regards the interest to be prejudicial under the terms of the new Code of Conduct. Anyone with a prejudicial interest must, unless an exception applies, or a dispensation has been issued, withdraw from the meeting.*
There was none declared.
3. **Public session:** There was no member of the public present.
4. **To consider and make comment on the following Planning Applications:**
4.1 TA/2019/520
Ground floor extension to garage, single storey rear extension and additional porch to create new entrance.

5 Loxford Way, Caterham CR3 6BX

Case Officer: Hannah Middleton

Comment: The Parish Councillors leave to neighbours and TDC Officers

4.2 TA/2019/529

Single & two storey rear extensions, attic conversion, increase in ridge height and new external finishes.

130 Harestone Valley Road, Caterham CR3 6HG

Case Officer: Joanna Russell

Comment: This application contravenes L2 & L4 of the Harestone Design Statement. The amenity of future residents needs to be considered and the comments and concerns raised by the neighbours must be taken into consideration by the TDC Officer.

4.3 TA/2019/263

Creation of two floors to create one 1-bed and one 2-bed self-contained flat above the existing building, involving alterations to elevations.

1 Godstone Road, Caterham CR3 6RE

Case Officer: Daniel Power

Comment: Caterham Valley Parish Councillors request that this application is refused on the basis of the following issues:

- **The planning application says the site is 84 square metres. At TDC density standards of 75 units per hectare in town centres, this allows for 0.63 of a unit. 2 flats with retail on the ground floor is overdevelopment of the site.**
- **It is out of keeping with the surrounding properties. The developer cites the building on the opposite site of the road as a precedent for allowing the slate cladding on the front of this proposal. However, the building at Number 12 is more in keeping with the neighbouring properties and it also keeps to the roofline of the neighbouring properties which this proposal does not.**
- **The Caterham Town Design Statement states a requirement to preserve and enhance the Godstone Road street scene. This facade is not in keeping and does not do this and lacks character.**
- **The proposed flats are just above the minimum government standards. The developer is suggesting the 1 x 2 bedroom flat will accommodate 3 people and the 1 x 1 bedroom flat will accommodate 1 person, a total of 4 people. It is about cramming the maximum number of people in the smallest space to get the maximum return.**
- **There is no additional parking for the two flats. Caterham's parking issues are well known and a potential additional 4 cars will only exacerbate the issues that residents currently face with the lack of available parking. The TDC Parking Standards 2012 should apply. It should be the cumulative effect of parking with all new developments that is taken into account and not individual developments, as this is what is exacerbating Caterham's current parking problems.**
- **Caterham will once again lose more retail space to residential, retail space that we do not get back. One of the concepts of the Caterham Masterplan is to increase the retail offering so this is contradictory to the proposed strategy.**
- **2 more flats add to the drain and sewerage system. No consideration yet given to the cumulative effect of additional flats on an already problematic drainage system.**
- **This is overdevelopment of the site.**

Should the Officer be minded to approve this application, Cllr. Beverley Connolly will take this application to Committee

4.4 TA/2019/585

Two storey side extension, internal garage and internal alterations

Wendover, 54 Tupwood Lane, Caterham CR3 6DP

Case Officer: Tracey Williams

Comment: The Parish Councillors leave to neighbours and TDC Officers

4.5 TA/2019/588

Proposed single storey rear extension, external retaining works and internal alterations.

45 Stafford Road, Caterham CR3 6JG

Case Officer: Paige Barlow

Comment: The Parish Councillors leave to neighbours and TDC Officers

4.6 TA/2019/425

Lower ground floor and ground floor rear extension and external staircases (Resubmission)

211 Croydon Road, Caterham CR3 6PH

Case Officer: Joanna Russell

Comment: Caterham Valley Parish Council objects to this application for the following reasons:

- **DP5 - The property extension does not meet the Tandridge parking SPD. The proposed plan for the food retail outlet expands the unit to 80.46m². The parade of shops has space for 6 vehicles with on street parking. The increase in size proposed at this location would then require additional spaces which are not available on street and would potentially add to the issues neighbours to the food store currently experience. The parking standard for a parade of shops is 1 space per 30m².**
- **The issue with parking should be considered as it will potentially have an impact on the free flow of traffic and lead to potential safety issues on the highway. As such we believe the proposal does not comply with DP5.**
- **DP7 - The proposed development makes no attempt to suite in with the existing buildings not the properties located immediately adjacent to the development.**
- **The flat roof appears industrial is something not present on the neighbouring buildings.**
- **The relationship between 211 and the house at 209 has not been considered. The Parish Council would ask for the comments from the neighbour at 209 to be fully considered and taken into account. The property at 209 is set back from the building line of the parade of shops at 211 onwards. It should also be noted that the ground floor level of 209 is lower than that of 211. 209 is built into the Valley side as are many properties along the road and as such there is habitable accommodation below ground level to the rear of the property. The northern elevation also has a number of windows.**
- **The bulk of the extension will block any light into the lower two floors of 209 due to their proximity to each other and the flat roof with access from the upper flats via a rear fire escape will mean residents living above 211 will be able to have direct visibility into 209 severely affecting their privacy. There is not the minimum 22m distance between properties.**
- **The proposed extension will severely affect the amenity of the neighbouring residents in so much as it will block out all natural light to the bottom two floors of 209 Croydon Rd.**
- **The application will not result in a satisfactory environment for the existing or future residents of 209 Croydon Road.**
- **Finally, the trees and soft landscaping SPD *"the Council will expect to see evidence that tree retention, planting, landscaping and the design of green infrastructure has been clearly considered as part of the design process."* No such evidence has been brought forward by the applicant. The SPD also states that *"Where trees are removed prior to permission for***

development being sought, the Council will require robust replacement planting as part of any permission". There is evidence that trees have been removed prior to the application and the development is not accompanied by any form of landscaping plan or replanting plan to mitigate the loss of the mature trees on site.

- **DP21 Sustainable Water Management - The area is directly adjacent to a groundwater flood risk zone amplified by surface water issues as such a SuDS scheme should be incorporated into the development.**
- **The responses from the neighbouring properties must be considered and the Parish Councillors support their comments.**

Should the Officer be minded to approve this application, Cllr. Alun Jones will take this application to Committee

4.7 TA/2019/489

Two storey rear extension to lower ground and ground floor and porch to front
3 Deansfield, Caterham CR3 6BL

Case Officer: Joanna Russell

Comment: The Parish Councillors leave to neighbours and TDC Officers

4.8 TA/2019/550

Proposed single storey rear extension, proposed driveway to form 2no. parking spaces and alterations to front garden.

182 Stafford Road, Caterham CR3 6JF

Case Officer: Paige Barlow

Comment: The Parish Councilors made no comment however TDC Officer needs to ascertain where the new drains for the kitchen are going.

4.9 TA/2019/619

Erection of single storey granny annexe to rear of garden

138 Harestone Hill, Caterham CR3 6DH

Case Officer: Tracey Williams

Comment: The Parish Councillors object to this application and request that it is refused as it is against TDC Policy, contravenes the Harestone Design Statement and the draft Caterham, Chaldon and Whyteleafe Neighbourhood Plan policies. Should the Officer be minded to approve the application a caveat needs to be included that the annexe cannot be sold as a separate dwelling.

4.10TA/2019/616

Bespoke single storey orangery extension to replace the current lean-to at the rear of the existing dwelling.

9 Stafford Close, Caterham CR3 6JP

Case Officer: Paige Barlow

Comment: The Parish Councillors leave to neighbours and TDC Officers however, consideration needs to be given to drainage as this dwelling is in the flood risk area.

4.11TA/2018/1963

Erection of 1 additional level to the existing building over existing car park comprising of 5 x 2 bedroomed apartments. Omission of 1 retail unit at ground level to form main access for the apartments; facade changes to the existing building with new shopfronts, new window openings and material treatments.

60 Croydon Road, Caterham CR3 6QB

Case Officer: James Amos

Comment : Caterham Valley Parish Council objects to this revised application for the reasons listed:

- **We consider the Design and Access statement for this proposed development to be completely inadequate for a development of this size.**
- **The density of a development is based on the footprint of the site which according to the application form is 800sq metres. On the basis that the site is 800sq metres, this allows for 6 units at 75 units per hectare. There is no account taken of the existing retail units and with an additional five residential units, this is gross overdevelopment of the site.**
- **All of flats are 2 bedroom and the plans show that the developer is planning on the maximum occupancy - 4 x 2 bedroom properties for 4 people / 1 x 2 bedroom property for 3 people - total occupancy if full is 19 people. There appear to be 19 parking spaces but, from information on the TDC website, it is unclear how these will be allocated.**
- **The proposal would mean the loss of a retail unit on Croydon Road. In the 2015 Tandridge Retail and Leisure Study, this area of Croydon Road was classified as Secondary Frontage. Secondary frontage is described as providing greater opportunities for a diversity of uses such as restaurants, cinemas and businesses. It is Tandridge Council's policy to ensure that retail is the main function of the frontage. This means that the retail aspect should not be compromised. The Caterham Masterplan does not propose any changes to this, and the development will lead to the loss of a retail unit to make way for the entrance to the flats, just when residents of the town are expecting redevelopment to occur. This is also not acceptable as it will set a precedent for future loss of retail space in this area.**
- **One of the concepts of the Caterham Masterplan is to increase the retail offering so this is contradictory to the proposed strategy for the north end of the town.**
- **DP2: Town Centre Development - This application is contrary to DP2 which supports development in terms of scale, type and design. This proposed development does not meet these criteria. The loss of another retail unit does not support the long-term vitality and viability of the town centre.**
- **DP5: Highway Safety and Design - The conversion of the unit to residential, and associated change to the access into the car park, will lead to considerable safety concerns in Colin Road. The road in its nature is narrow and steep with limited residential parking. Some of the current residents rent spaces in the existing car park. All those displaced by the new development will have to park in the surrounding roads, further overstressing the already overcrowded roads and exacerbating existing parking problems.**
- **The proposed access into the car park appears to be via a ramp immediately adjacent to the unmade road that runs along the length of the rear of Farningham Road. There will be limited visibility of cars exiting the car park via the unmade road due to the angles and supporting structures leading to a risk of a vehicle clash upon exiting. This proposal as it stands is huge vehicle safety risk.**
- **All the extra cars coming in and out of Colin Road, and the problems that will arise with access for refuse lorries and emergency vehicles, make this dangerous to highway safety. A further eight properties will severely impact this also.**
- **DP7: General Policy for New Development - Whilst the veneer to the front of the property could be considered to be different in design, it must be noted that this is only a cladding, and the other elevations are bland and could be seen to dominate Colin Road, a street of Historic houses in Caterham Valley.**

- The build form has made no attempt to maintain a similar mass or character to the rest of Croydon Road. The height of the building is significantly above the buildings immediately adjacent to the proposed site. Whilst reference is made to the buildings across the road, this proposal does not sit immediately next to them, and the sudden increase in building height and massing will be out of character with these properties.
- The built form is not in keeping with the prevailing streetscape and doesn't make any attempt to compliment the buildings either side. It is a vast over intensification of the site compared to the surrounding buildings.
- To use the Rose & Young site development as a precedent for this potential development is not realistic as it does not take into account the style of the properties on the Henry's site and along that side of the road, which are all late Victorian and early Edwardian and which add character and variety to the streetscape. The proposed additional storey would give a monolithic look and be completely out of character on that side of the road.
- It is not clear what split there will be of parking for the retail units and offices or the residential, and as such it is not possible to comment on the specific of the parking numbers. However, it is fair to say that the Tandridge Parking Standards of one and a half spaces unallocated or 2 spaces allocated would be required as a minimum due to the issues with parking on immediate roads. This parking issue was highlighted in the recent planning appeal pertaining to 74 Croydon Road.
- The changes to access and egress from the parking area will impact the on-street parking availability in Colin Road. The road is characterised by semi-detached cottages with no off-street parking. All parking is done on Colin Road in the limited number of spaces available. The number of cars that do park on this road is significantly higher than the capacity of the road but is managed through the goodwill of the neighbours and their mutual understanding of the issues they all suffer from. The loss of the spaces to facilitate the access and egress will significantly harm the amenity of the residents living in the road.
- It has also been noted that the proposal suggests that no parking is currently available on site and the people who currently work on site would park on the road as they currently do. There is no all day on street parking, other than on Farningham Road where parking stress already exceeds 100% and this is the same for Colin Road. The car park is currently used by the employees and any suggestion that it is not appears to be misguided.
- The size, scale and nature of the development will significantly impact the houses on both Farningham Road and Colin Road, impacting on the privacy of the occupants of those properties. The dominant nature of the development will lead to loss of light to the residents on Colin Road for large parts of the day leaving living rooms to appear dark and dank as a result.
- It is not easy to see from the plan, but it appears that the distance between buildings could be less than 22 metres.
- The development will not leave a satisfactory environment for residents who currently live in Colin Road, with the darkness the building will cast over the homes, the additional traffic and the loss of their only nearby on-street parking provision.
- The sustainability of the development needs to be reviewed in totality. The application has some vague mentions that they will look at sustainability initiatives however, as part of a full application, solar panels should be included and considered as part of the overall application.

- The application should also be clear on the provision of grey water usage and EV charging points as these elements would form part of the application and layout and need to be considered, or removed from the application, and the sustainability of the application considered on what is actually included.
- Whilst it is suggested that the building is based on an earlier design which is situated in Bayswater, London, this proposal does not appear to have been actually built to that design. It should also be noted that context in which it was proposed to sit next to an eight / nine storey building. This differs significantly from the context of this proposal.
- The impact on the local infrastructure should also be considered. There have been a number of severe flooding issues in Caterham over the last few years. It really is time that TDC took the cumulative effect of all these developments into account rather than looking at each proposed development individually.
- The bottom of Colin Road regularly floods and it is a steep slope. The development is in close proximity to the known wet spot on Croydon Road. Consideration should also be given to the residents of Croydon Road who have suffered overflow sewage due to capacity issues. Whilst this development will not significantly increase the risk, the cumulative effect of development, of which this forms part, must be considered in reviewing this application.

4.12TA/2019/635

Alterations to roof

4 The Clares, Caterham CR3 6RW

Case Officer: Tracey Williams

Comment: The Parish Councillors leave to neighbours and TDC Officers

4.13TA/2019/513

Two storey side extension with habitable roof-space to create a granny annexe, single storey rear extension and porch to front

The Gables, Dome Hill, Caterham CR3 6EE

Case Officer: Hannah Middleton

Comment: The Parish Councillors leave to neighbours and TDC Officers however a caveat is required that states the annexe cannot be sold as a separate dwelling.

5. Appeals -for Information

TA/2018/1594 - Rear of Clearway Court, 139-141 Croydon Road, Caterham CR3 6PF

TA/2018/1376 - 83 Harestone Hill, Caterham CR3 6DL

TA/2018/2120 - Pilgrims Corner, Gravelly Hill, Caterham CR3 6ES

Meeting closed at 2030

Date of the next meeting of the Planning Committee: will be held in the History Room, Caterham Valley Library, Stafford Road, Caterham, on Wednesday 15th May 2019 at 6.30pm

Copies of Parish Council minutes are held by the Clerk and are available on the

Parish Council web-site: www.caterhamvalleyipc.org.uk

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