

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 26th June 2019 at 6:15pm

Cllr Nicole Morigan

Cllr Ines Salman

Cllr Cherie Callender

Mr Peter Brent. - Co-opted member

Cllr Peter Roberts

Cllr Jenny Gaffney

Mrs Annette Evans - co-opted member

Mrs M Gibbins

Clerk to Caterham Valley Parish Council

MINUTES

1. **Apologies for absence:** received and accepted apologies.
Cllr Alun Jones
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:** 2 members of the public attended in respect of application TA/2019/876.
Chairman thanked the residents for attending and for their comments.
4. **To consider and make comment on the following Planning Applications:**
4.1 TA/2019/876
Extension of roof and frame of existing scaffold storage rack in connection with the existing and continued use of land as a scaffolding yard
Barnfield, War Coppice Road, Caterham CR3 6AS *Case Officer: Joanna Russell*
Comment: Caterham Valley Parish Council objects to this application for the following reasons:
 - The planning application in 2014 (TA/2014/630) put conditions that the height of the scaffolding should be no more than 4 metres. The applicant has applied for retrospective permission, following completion of works to extend the racking, and has already changed the height to 5.6 metres. The additional area that is requested has taken over what had previously been toilet facilities and storage containers at a

height of 2.4 metres. This is a considerable addition to the height and size of the racking. While the applicant does mention the start date and finish date of the works, it is not clear from the application – we would expect to see it listed as retrospective.

- The bund that was put in place following the original application in 2014 meant that there was separation between residents and the yard. The additional height of the extension means that the residents can now see the racking/ yard which also aggravates the noise levels and impacts significantly on the amenity of the local residents.
- The applicant has not adhered to the conditions in either the 2014 (TA/2014/630) or the 2016 (TA/2016/81) planning applications. The corrugated fencing has not been replaced and landscaping has not been provided. The area that should have been landscaped is now a pig farm which impacts on the TPO'd trees.
- Historic England is responsible for protecting this site but has, apparently, not been consulted.
- In 2016 the applicant asked for an amendment to the time they were allowed to operate. This was granted with conditions that they do not operate out of the yard before 7.30am, however they could move lorries that had already been loaded from 6.30am. The Parish Council has been made aware that this condition has also not been adhered to.
- There are no circumstances, within boundaries, where this extension to the business should be allowed in an area that is green belt, particularly given the lack of adherence to conditions in previous applications. It also sets a precedent for possible other development which is unacceptable.
- The views of the neighbouring residents must be taken into account as it impacts them considerably.
- Cllr Beverley Connolly will take this application to Committee if the Officer is minded to approve.

Caterham Valley Parish Council request that this application be refused and suggest that no further planning applications should be granted until the applicant has adhered to the previous conditions.

4.2 TA/2019/910

Part two storey, part rear extension, dormer to rear and porch to front.

7 Loxford Way, Caterham CR3 6BX

Case Officer: Hannah Middleton

Comment: The Parish Councillors leave to TDC Officers and neighbours

4.3 TA/2019/906/TPO

Pine (T1) - crown reduction by 3m as the branches are overhanging

10 Tupwood Gardens, Caterham CR3 6EW

Case Officer: Alastair Durkin

Comment: The Parish Councillors leave to the Arboriculturist

4.4 TA/2019/954

Demolition of the existing building and construction of a three-storey building to provide four self-contained dwellings with associated car and cycle parking.

187 Croydon Road, Caterham CR3 6PH

Case Officer: Joanna Russell

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

- This site is 0.05 hectare which equates to 2.75 units (at the TDC maximum of 55 units per hectare) so is contrary to policy CSP19 and therefore overdevelopment of the site.
- In the Design and Access statement, Point 2.4 states that 'due to the constrained nature of the site, the opportunity for providing on-site amenity space is limited to a communal garden in the rear'. This is partly because of the overdevelopment of the site and is also a reason for the lack of adequate parking.
- There is a balcony on the back which potentially could overlook/look into the flats next door.
- The applicant has only made provision for 4 parking spaces. TDC's Parking Standards 2012 requires 1.5 spaces unallocated or 2 spaces allocated so there should be a minimum of 6 parking spaces. Croydon Road is a slalom course for traffic. Parking is at a premium and it is not acceptable to exacerbate the current residential parking problems.
- The Transport statement is economical with the truth. It is possible that there are parking spaces in the evening on Croydon Road as people park on the double yellow lines. However all these cars have to move by 8.30am when one hour parking restrictions come into force.
- We would request that if this application is approved, the parking remains unallocated.
- We have concerns about access safety. The exit / entrance only allows for one car along the drive at any one time.
- There does not appear to be any refuse or recycling facilities and there is not much available space at the front of the building to store these.
- We are unsure how refuse will be collected and it will not be possible for refuse lorries to access the back of the building.

Caterham Valley Parish Council request that this application be refused.

4.5 TA/2019/899

Part two storey, part single storey rear extension, conversion of roof-space to habitable use to include 5 x rear dormers, 2 x front dormers, increase in ridge height and canopy to front
130 Harestone Valley Road, Caterham CR3 6HG *Case Officer: Joanna Russell*

Comment: The Parish Councillors leave to TDC Officers

4.5 TA/2019/958/TPO

Beech (T17) Fell due to structural integrity. To be replaced with 3 trees
Woodland Court, Harestone Drive, Caterham CR3 6HX *Case Officer: Alastair Durkin*

Comment: The Parish Councillors leave to the Arboriculturist

4.6 TA/2019/998

4 bed detached dwelling with parking and amenity space
Land at 121A Harestone Hill, Caterham CR3 6DL

Case Officer: Daniel Power

Comment: Caterham Valley Parish Council objects to this application as it is a back garden development which goes against the draft policies in the Caterham, Chaldon and Whyteleafe Neighbourhood Plan and contravenes L1 and L3 of the Harestone Design Guide. Although other plots have been developed in a similar way in the near area, this

isn't relevant and should not be taken as precedent because those dwellings were built before the Design Guide came into effect in 2011.

4.7 TA/2019/1075

Erection of two x five storey linked blocks of 26 flats comprising 12 two-bed general needs flats and 14 sheltered housing one-bed flats for older people with associated communal lounge, staff office and 27 car parking spaces and associated hard and soft landscaping.

Bronzeoak House, Stafford Road, Caterham CR3 6JG

Case Officer: James Amos

Comment: Caterham Valley Parish Council has concerns regarding this application for the following reasons:

- CSP19 states a residential density of 75 units per hectare in Town centres. This site is 0.23 hectares which equates to a density of 17.25 units, not the 26 which is currently proposed.
- There are no visitors spaces provided for the affordable housing with this application.
- We would request a caveat that all parking at the development should remain unallocated.
- The design and mass of the building is not in keeping with other properties on that side of Stafford Road. It will also set another unacceptable precedent for other developments in the area.
- There will be issues with delivery of machinery and materials to the site. Vehicle access is likely to be from Station Avenue into Stafford Road. All deliveries should not be allowed to park on Stafford Road before unloading on the site. Stafford Road is a one-way street in most places because of traffic parking on the road and any obstruction by delivery lorries will add to the issues already faced by residents on this road.
- The cumulative effect of all the recent developments in this area need to be taken into account rather than treating the impact of each individual development.
- CCTV and good lighting is requested in the area to eliminate the already unsavoury activities which occur on the site.
- We should like to add, however, that notwithstanding the issues above, the Parish Council are very much in favour of additional provision of affordable housing and sheltered accommodation in our area.

4.8 TA/2019/1029

Conversion of garage to habitable use involving alterations to elevations

3 Priory Mews, Caterham CR3 6FP

Case Officer: Humphry Mpezeni

Comment: The Parish Councillors leave to TDC Officers

4.9 TA/2019/1024/NH

Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6 metres, for which the maximum height would be 3 metres, and for which the height of the eaves would be 3 metres

46 Beechwood Gardens, Caterham CR3 6NH

Case Officer: Tracey Williams

Comment: The Parish Councillors leave to TDC Officers however, wish to highlight that there are no plans on the website to view so difficult to comment fully on the application.

4.10TA/2019/1032/TPO

Silver Birch (T18) – Fell due to poor condition & showing signs of decay. Trees to be replaced.

Rose Cottage, 1 Harestone Drive, Caterham CR3 6HX

Case Officer: Alastair Durkin

Comment: The Parish Councillors leave to Arboriculturist and request that previous comments from neighbours be considered.

4.11TA/2019/1033/TPO

Lawson Cypress (G11 and G12) – Fell due to poor condition. Trees to be replaced.

Rose Cottage, 1 Harestone Drive, Caterham CR3 6HX

Case Officer: Alastair Durkin

Comment: The Parish Councillors leave to Arboriculturist and request that previous comments from neighbours be considered.

4.12TA/2019/1031/TPO

Hazel (T6 and T7) – Crown lift to 3m Norway Spruce (T11) – Crown lift to 5m

Rose Cottage, 1 Harestone Drive, Caterham CR3 6HX

Case Officer: Alastair Durkin

Comment: The Parish Councillors leave to Arboriculturist and request that previous comments from neighbours be considered.

4.13TA/2019/1030/TPO

Cherries (T15, T15A and T16) – Fell due to poor condition and showing signs of decay. Trees to be replaced.

Rose Cottage, 1 Harestone Drive, Caterham CR3 6HX

Case Officer: Alastair Durkin

Comment: The Parish Councillors leave to Arboriculturist and request that previous comments from neighbours be considered.

4.14TA/2019/996

Single storey side extension and two storey rear extension (Application for a Certificate of Lawful Development for a Proposed Development)

95 Harestone Valley Road, Caterham CR3 6HR

Case Officer: Tracey Williams

Comment: The Parish Councillors leave to TDC Officers however request that consideration is given to the Harestone Design Guide when making the decision.

Meeting closed at 1845

Date of the next meeting of the Planning Committee: will be held in the History Room, Caterham Valley Library, Stafford Road, Caterham, on Wednesday 17th July 2019 at 7pm

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

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

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