



(INCORPORATING VALLEY AND HARESTONE WARDS)

## CATERHAM VALLEY PARISH COUNCIL - PLANNING COMMITTEE MEETING

Minutes of the meeting of Caterham Valley Parish Council Planning Committee,  
to be held in The History Room, Caterham Valley Library, Stafford Road, Caterham  
on Wednesday 19<sup>th</sup> February 2020 at 7pm

Cllr. Jenny Gaffney - Chair  
Cllr. Cherie Callendar  
Mr Peter Brent - Co-opted Member  
Mrs Annette Evans - Co-opted Member

Mrs M Gibbins  
Clerk to Caterham Valley Parish Council

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### MINUTES

1. **Apologies for absence:** received and accept apologies for absence from:  
Cllrs. Nicole Morrigan, Alun Jones and Ines Salman
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/2020/21**  
Demolition of part of front wall of building and erection of re-built wall to allow for enlarged vehicular access in association with the conversion from a 1-bed unit to a studio bed unit.  
10 Timber Lane, Caterham CR3 6LZ *Case Officer: Paige Barlow*  
**Comment:** Caterham Valley Parish Council objects to this application for the following reasons:
    - The description on the application form is not consistent with the description of the application on the TDC website. The application form says 'demolition part of front/flank wall and building replacement wall section on a different line. The description on the TDC website states 'Demolition of part of front wall of building and erection of re-built wall to allow for enlarged vehicular access in association with the conversion from a 1-bed unit to a studio bed unit.' However, the applicant is not changing the unit to a studio. What they are doing is removing part of the bedroom by changing the shape of the outside wall.

- The planning statement state 'the bedroom area lost in the proposals will not be sufficient to make the bedroom unusable'. We do not believe this to be a correct assumption.
- This is a small unit to begin with at .009 hectare. At 55 units per hectare, this equates to 0.49 of a unit. Even at 75 units per hectare, this only allows for 0.67 of a unit. Therefore to remove part of the inside space for the bedroom will result in a very cramped and reduced living space and, as the Planning Officer said with the previous application, 'would fail to provide a satisfactory living environment for existing and future occupants of the property, contrary to Policy DP7 of the Tandridge District Local Plan Part 2: Detailed Policies (2014)'.

Caterham Valley Parish Council should request that this application is refused.

#### 4.2 TA/2020/138/NH

Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 8 metres, for which the maximum height would be 3.1 metres, and for which the height of the eaves would be 2.85 metres (Notification of a Proposed Development)

63 Dome Hill, Caterham CR3 6EF

*Case Officer: Paige Barlow*

**Comment: The Parish Councillors leave to TDC Officers who should ensures that this does not extend the property over the guidelines of percentage for extending bearing in mind the recent planning approval 2019/2029.**

#### 4.3 TA/2020/131

Erection of two storey extension to the rear of 211 Croydon Road and erection of escape stairs to the rear of 211 & 213 Croydon Road.

Development Site at 211 to 213 Croydon Road, Caterham CR3 6PH

*Case Officer: Alex Taylor*

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

- DP7 - The proposed extension and additional works make no attempt to fit in with the existing buildings nor the properties located immediately adjacent to the development.
- The pitched roof appears to be an afterthought and is not designed with the rest of the building in mind.
- There is the addition of significant fire escapes to the rear.
- We draw reference to the appeal decision of 3rd September 2019 <http://tdccomweb.tandridge.gov.uk/Planning/StreamDocPage/obj?DocNo=24382597&content=obj.pdf>. The appeal decision gave the reason for dismissal of the appeal on the grounds that the proposal would unacceptably harm the character and appearance of the area. The bulky addition of fire escape and the projecting nature of the extension does not sufficiently change the proposal to mitigate the impact on the character and appearance.
- The relationship between 211 and the house at 209 has not been considered. 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 bulk of the extension will block any light into the lower two floors of 209 due to their proximity to each other. 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 state *“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.

Caterham Valley Parish Council request the application be refused.

#### 4.5 TA/2020/120

Demolition of detached building including building A (Workshop) Building B (Storage) Building C (Office). Extension to existing building (D,E,F) including central infill extension for storage purposes. Erection of detached building with associated parking  
Hayes Estate, Godstone Road, Caterham CR3 6SF

*Case Officer: Georgina Betts*

**Comment: The Parish Council leaves to TDC Officers however request that the parking area incorporates a SuDS scheme.**

The Parish Council highlights there is a lot of documentation for this application. It is a problem that TDC do not have the information easily accessible with some of the applications when they go in the system. Applications should not be available without all the documentation being available to view. The Councillors therefore end up with a very short space of time to review the documents.

#### 4.6 TA/2020/246/TPO

T43 2m reduction and 1.5m from T44, both from top of tree.  
4 Elgin Crescent, Caterham CR3 6ND

*Case Officer: Alastair Durkin*

**Comment: The Parish Councillors leaves to Arboriculturist**

#### 4.7 TA/2020/50

Erection of two storey rear extension  
War Coppice Lodge, War Coppice Road, Caterham CR3 6EQ

*Case Officer: Tracey Williams*

**Comment: The Parish Councillors leave to TDC Officers**

#### 4.8 TA/2020/210

Erection of single storey rear extension, timber stairs and boundary fence  
27 Farningham Road, Caterham CR3 6LL

*Case Officer: Paige Barlow*

**Comment: The Parish Councillors highlight that this is a Retrospective Application although this is not mentioned in the outline description. The Parish Councillors leave to TDC Officers with the neighbours comments and concerns being considered.**

#### 4.9 TA/2020/49

Change of Use from Retail Shop (Class A1) to Dental Surgery (Class D1)  
33 Croydon Road, Caterham CR3 6PB

*Case Officer: Georgina Betts*

**Comment: The Parish Councillors leave to TDC Officers**

**4.10TA/2019/1949**

Erection of single-storey rear extension for storage purposes

361 Croydon Road, Caterham CR3 6PN

*Case Officer: Georgina Betts*

**Comment: Comment: The Parish Councillors leave to TDC Officers who should ensures that this does not extend the property over the guidelines of percentage for extending.**

**5. Appeal**

TA/2019/998 - Land at 121A Harestone Hill, Caterham CR3 6DL

**Comment: The Parish Councillors reiterate their previous comments and support the Planning Officers comments for refusal.**

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**Date of the next meeting of the Planning Committee:** will be held in the History Room, Caterham Valley Library, Stafford Road, Caterham, on Wednesday 11<sup>th</sup> March 2020 at **6:30pm**

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

Parish Council web-site: [www.caterhamvalleypc.org.uk](http://www.caterhamvalleypc.org.uk)

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