

MINUTES OF THE MEETING OF THE CATERHAM VALLEY PARISH COUNCIL
HELD ON WEDNESDAY 8TH AUGUST 2007
AT THE UNITED REFORMED CHURCH HALL, HARESTONE HILL, CATERHAM

Present: Councillor S. McGregor - Chairman
Councillor A. Bell
Councillor A.J. Caudle
Councillor C. Daly
Councillor J.M. Dickie
Councillor S. Greer

In attendance: County Councillor S. Marks
District Councillor B. Connolly
District Councillor M. Cooper
Mr W. Ridley – Clerk to the Council
10 local residents

AGENDA – PART 1

The Chairman opened the meeting and asked members of the public whether they wished to raise any issues. All of the residents present were concerned about planning application TA/2007/447 which the developer had taken to appeal.

Mr Alford of 16 Harestone Hill expressed concern about the high density of the proposal and emphasized the danger of this appeal being allowed which would mean that Policy BE5 would virtually no longer exist and Harestone Valley would lose its present character. He asked the Parish Council to support the residents' objection.

Mr Wood of 21 Colburn Avenue stated that if it was a hearing rather than an exchange of written statements residents could express their feelings against this development rather than provide a list of bullet points.

Councillor Marks stated that everyone should work to maintain the existing policy to protect the character of the area. The Healthcheck had provided overwhelming support for the Harestone Valley Policy and that the main complaint of residents was the overdevelopment of Caterham particularly due to infill developments. She also felt that the Parish Council should consider setting up a contingency fund for the provision of legal advice in such cases.

Councillor Cooper stated that whilst asking for the support of the Parish Council, residents should not underestimate the value of their own views. This was an opportunity for local residents to express their concerns and the more letters the Inspector received the more influence they would have.

Councillor Daly stated that specific issues raised in the refusal by Tandridge had not been addressed by the developer.

Councillor Marks stated that SEEDA had designated Caterham a rural town and that this and the Healthcheck should be quoted in objections to the appeal.

1. Apologies for absence:

There were no apologies

2. Planning

2.1 Planning Appeals

TA/2007/447 – 20 Harestone Hill

Demolition of detached bungalow and outbuildings. Erection of 2/3 storey building with 10 flats, (comprising 8 x 2 bedroom and 2 x 1 bedroom units), bin store and cycle store with associated parking. Erection of retaining walls.

After listening to the comments from residents and Councillors, Council resolved to object to the appeal. Clerk was asked to draft a letter which would be circulated to Councillors for approval.

TA/2007/442 – 77 Stafford Road

Demolition of house. Erection of 2/3 storey block comprising 12 x 2-bed flats with 18 parking spaces.

Council resolved to object to the appeal and the Clerk was asked to write stating objections contained in the original refusal and to include comments on the Healthcheck.

2.2 Current Planning

Cllr. Caudle declared a personal but not prejudicial interest in all the planning applications in that as a District Councillor she may comment if these applications come before the Development Control Committee. Any opinions she expressed at this stage were based on the evidence so far available and she would reconsider at the time any applications come before the Development Control Committee.

List 28/2007 – Date of Issue 12th July 2007

Item 19 TA/2007/1088 77 Stafford Road

Demolition of house. Erection of 2/3-storey block comprising 12 x 2-bed flats with 19 parking spaces.

Council objected on the following grounds: the proposed development would have a significant impact on the designated Wooded Hillside, which is a major feature of Caterham Valley and the green belt; the cumulative effect of this and other nearby developments on the local infrastructure.

Item 23 TA/2007/1094 2 Highfield Drive

Erection of first floor side extension.

Council had no comment

List 29/2007 – Date of Issue 19th July 2007

Item 1 TA/2001/819/R 152 Harestone Valley Road

Council had no comment

Demolition of existing utility room and garage and erection of single / two storey front / side extension incorporating double garage. (Renewal).

Item 8 TA/2007/1065 134 / 138 Commonwealth Road

Formation of vehicular access and driveway to serve 134 Commonwealth Road incorporating land levelling and erection of retaining walls. Formation of hardstanding & turning area to garden of 134 Commonwealth Road.

Council was concerned about the angle of the slope necessary to gain access onto Commonwealth Road and the effect such a slope would have on the level of the pavement either side of the driveway. Council was also concerned about the width of the access necessary to turn onto a narrow road with parked vehicles with the possible loss of two or three on street parking places.

Item 13 TA/2007/1100 Caterham School, Harestone Valley Road

Erection of single storey in fill extension.

Council had no comment

Item 14 TA/2007/1118 Beechanger, Harestone Lane

Erection of 2 storey extension with accommodation in the roof providing 10 bedrooms for pupils and 1 x 2 bed flat for staff.

Council had no comment

List 30/2007 – Date of Issue 26th July 2007

Item 6 TA/2007/1071 90 Croydon Road

Excavation of front bank to create extended parking area.

Council had no comment

Item 9 TA/2007/1094 2 Highfield Road

Erection of first floor side extension. (Amended address).

Council had no comment

Item 14 TA/2007/1140 17a Godstone Road

Use of premises as hot food takeaway (Class A5). (Certificate of Lawfulness for Proposed Used).

Council had no comment

Item 16 TA/2007/1164 29 Tillingdown Hill

Demolition of garage and rear lean to. Erection of 2-storey side extension with pitched roof and integral garage, and ground floor infill extension to front elevation.

Council had no comment

Item 18 TA/2007/1166 37 Tupwood Lane

Erection of single storey side / rear extension.

Council had no comment

Item 43 TA/2007/1208 102 Harestone Valley Road

Erection of single storey and first floor rear extensions.

Councillor Greer declared an interest.

Council had no comment

Item 45 TA/2007/1212 15 Loxford Way

Erection of single storey side extension.

Council had no comment

List 31/ 2007 – Date of Issue 2nd August 2007

Item 6 TA/2007/1124 2 Godstone Road

Erection of 4 storey extension to rear with new roof over, conversion of first, second and third floors incorporating new build to provide 6 x 2 bed flats and alterations to shop front.

Council objected on the grounds of a lack of parking provision for the proposed development with no alternative on street parking.

Item 15 TA/2007/1213 2, 3 and rear of 1 Loxford Way

Demolition of nos. 2 & 3 Loxford Way. Erection of 10 dwellings (2 x 1 and 2 x 2 bed flats with associated bin/cycle store, 4 x 3 bed semi detached houses with rooms in roof and 2 x 5 bed detached houses with rooms in roof) with associated access road and parking. (Outline).

Council objected on the following grounds: the proposed development is out of character with the surrounding area; rooms in the roofs of several proposed dwellings is out of character with adjacent properties; the increased traffic would be to the detriment of existing properties and cause access problems onto Loxford Road.

3. Finance

3.1 Payment of Accounts

The following cheques were signed at the meeting:

Caterham United Reformed Church	Hire of meeting room	£23.00
Surrey Crime Stoppers	Donation towards running costs	£40.00
North Tandridge Local History Centre	Grant for purchase of map covers	£317.25
W. Ridley	Net Salary & office allowance	£357.50

3.2 Review of Expenditure 2007-08

Receipts and Payments for the current year to end of July were reviewed against Budget and agreed.

4. County Councillors Report

Councillor Marks reported that East Surrey College had decided to make de Stafford School the centre for adult education instead of the present centre in Croydon Road. Consultants were looking at the best way in which the land at Croydon Road could be used. Budget constraints could affect the decision but she hoped to be able to say something about the Youth Centre in the near future.

5. District Councillors Report

Councillor Connolly stated that having been refused permission for the application at Tupwood Lane, the developer was going straight to a public enquiry which would be a major test for the Harestone Valley Policy.

6. Any Other Business

Councillors Caudle and Daly gave their apologies for the September meeting.