

MINUTES OF THE MEETING OF THE CATERHAM VALLEY PARISH COUNCIL
HELD ON WEDNESDAY 12TH SEPTEMBER 2007
AT THE UNITED REFORMED CHURCH HALL, HARESTONE HILL, CATERHAM

Present: Councillor S. McGregor - Chairman
Councillor A. Bell
Councillor S. Greer

In attendance: County Councillor S. Marks
Mr W. Ridley – Clerk to the Council
7 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/2007/1339 – demolition of no.124 Harestone Hill and the erection of 2 x 4 bed detached dwellings.

Jennifer Lyons of 115 Harestone Hill stated that a separate application TA/2007/139 had already been approved for the demolition of nos. 126 & 128 Harestone Hill (at the rear of 124) and the erection of 3 x 6 bed detached houses with access via the lane at the side of no. 124. However the proposed development in the current application includes the lane thus cutting off access to 126 & 128. She was concerned that access to 126 and 128 would now be via 116 which would be the subject of further development. The Clerk pointed out that the design statement for the current application states that access to 126 & 128 would now be via land at 118. The residents stated that there was no no.118. Other concerns were about the height of the proposed dwellings (4 storeys), the increase in traffic, and the damage to the road and the grass verges caused by construction vehicles. Harestone Hill is an unadopted road and as such the local residents contribute towards its maintenance.

1. Apologies for absence:

Councillor A.J. Caudle
Councillor C. Daly
Councillor J.M. Dickie

District Councillor B. Connolly
District Councillor M. Cooper

2. Reports Part 1

2.1 County Councillor's Report

Cllr. Marks reported on the following:

- The ABC Healthcheck project was coming to an end and the final report was being prepared.
- The Adult Education Centre in the Valley has been closed. Surrey needs to find out the best use for the land or the proceeds from the land.
- A potential site for the Youth Centre was being investigated.
- The Caterham Town Centre Working Group was looking at the best use of land, facilities etc.
- The A22 Caterham Bypass was still being abused by speeding motorists and the use of average speed cameras was being investigated.
- The new Surrey Air Ambulance had been used for a Caterham accident on one of its first call-outs.

2.2 District Councillors' Report

There was no report

3. Minutes of the previous meetings:

Minutes of the previous meetings held on Wednesday 11th July and Wednesday 8th August were agreed as a true record and signed by the Chairman.

4. Matters arising:

1. CCTV

Clerk was contacted by Caterham Mirror who printed a story on the long running saga of CCTV in the Valley.

Clerk had again contacted Surrey Police as to the latest situation and was advised on 4th September that the CCTV camera would be installed within the next seven days. It was noted that the camera had now been installed.

2. Rotary Clock

Once all work on the CCTV camera had been finalised, the Clerk will arrange for the clock faces to be synchronised.

3. Rubbish Collections

Councillor Daly had again reported problems with collections in Commonwealth and Farningham Roads which the Clerk had forwarded to Amenity Services at Tandridge. It was suggested that the Police should be called if a vehicle is causing an obstruction which prevents the refuse vehicle from completing its collections.

5. **Reports Part 2**

5.1.1 **Clerk's Report - Part 1 for action**

1. SCAPTC Survey

Survey Form had been distributed to Councillors but was deferred to the next meeting.

2. Newsletter

Councillor Caudle had prepared a draft newsletter for discussion at the meeting. It was suggested that the new CCTV camera should be mentioned. The next edition is due to be delivered week commencing 1st October with handover to Royal Mail between 17th and 24th September.

3. Exploring Surrey's Past

Surrey was preparing a website on local communities and wanted a 300 word article from each parish clearly siting the parish in the county and detailing its history and any buildings of importance. The Chairman volunteered to prepare the article.

4. Tandridge District Parish Councils

At the last meeting of the East Surrey Parish Liaison Group it was agreed that work should proceed on a draft Constitution for an Association of Tandridge Parishes. A copy of the draft had been distributed to Councillors but a decision was deferred to the next meeting.

5. Parish Elections

Next year all of the CV parish councillors are up for re-election. Clerk would like to know whether councillors are planning to stand in the election or stand down so that he can include a realistic amount for councillor training in the budget. The Chairman will not be at the December meeting when the budget is normally discussed and wants to discuss this at the November meeting.

5.1.2 **Clerk's Report - Part 2 for information**

1. The South East Plan

The Report of the Panel appointed by the Secretary of State to examine the Draft Spatial Strategy for the South East has been received. It is contained on a CD which was passed to Cllr. Bell to review.

2. The Second Surrey Local Transport Plan 2006-2011

Details of the progress made to date are set out in the Annual Progress Report 2007 which is available to view on the Surrey website at www.surreycc.gov.uk/localtransportplan.

5.2 **Chairman's Report**

The Chairman had nothing to report.

5.3 Parish Councillors' Reports

Cllr. Greer reported on the following:

- Lloyds TSB have installed a rubbish bin next to the ATM outside the Bank.
- Pinewood Motors site had been vandalised. Spoke to the owners who came and boarded it up.
- Contacted Police about a postcard displayed in a shop offering a party. Police investigated and reported that the card has now been removed.
- Judith Richards had made complaints about items being thrown from the top of Morrison's car park and also about drugs being hidden in yellow bin outside Soper Hall. Police issued report no. P3361361 and investigated but no evidence was found.

Cllr. Caudle issued the following written report:

- Chris Windridge had presented an overview of the findings of the ABC Survey at the **Caterham Town Centre Working Group** and gave members a copy of the first draft of the report. Following suggestions that the final version should be less prescriptive in the timescale of the recommendations it was agreed that members of the ABC Steering Group should prepare a final draft which would be circulated at the next meeting provisionally scheduled for 7.30 pm on Tuesday 9th October.
- The second **planning** application for 77 Stafford Road was approved under strong officer advice that they would not be able to provide a robust case at appeal – the applicant has promised a lot of extra trees and shrubs to enhance the Wooded Hillside.
- The **planning** application for 2, 3 and rear of 1 Loxford Way is due to be considered at the Development Control Committee on 20th September – the Parish Council may wish to attend and speak.
- There will be an extension of the weekly **recycling** service (including plastics) in part of Caterham Hill in early 2008; two further areas are planned to be identified for 2008/09 and the whole of Tandridge by 2009/10, but no date is yet confirmed for those parts of Caterham Valley which are not yet included in the weekly collection.
- Will be attending tonight the **Planning & Environment Committee** which will be considering the Panel Report into the South East Plan which includes the increase from 2,240 to 2,500 new dwellings for Tandridge in the period 2006-2026 – however this is still well below the rate at which we are currently building. As at March 2007 we were 91% ahead of our Surrey Structure Plan requirement of 141 dwellings per annum. The Committee will also be considering the requirement to identify specific sites for housing development in the future, even though “windfall” sites are likely to continue to fulfil all our requirements for new dwellings.

6. Planning

6.1 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 came 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 came before the Development Control Committee.

TA/2007/1213 1-3 Loxford Way
Amended plans received from Tandridge DC.

Council objected to the original proposal 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. Council resolved to maintain its existing objection.

List 32/2007 – Date of Issue 9th August 2007

Item 6 TA/2007/1128 War Coppice Lodge, War Coppice Road ***Council had no comment***
Erection of single storey extension to front elevation and single / 2 storey rear extension.

Item 8 TA/2007/1135 12 Godstone Road ***Council had no comment***
Erection of 2 storey rear extension.

Item 49 TA/2007/1288 33 Tupwood Lane ***See List 33 Item 21 below***
Demolition of existing garage. Erection of single storey rear extension.

Item 54 TA/2007/1294 Marden Lodge primary School, Croydon Road *Council had no comment*
Erection of single storey front/side extension.

List 33/2007 – Date of Issue 16th August 2007

Item 4 TA/2007/928 158 Burntwood Lane *Council had no comment*
Demolition of side and rear additions. Erection of 2 storey extension to South elevation incorporating lower ground floor, part single storey part two extension (sic) with terraced decking and balcony at first floor on East elevation.

Item 8 TA/2007/1094 2 Highfield Road *Council had no comment*
Erection of first floor side extension. (Revised site plan).

Item 21 TA/2007/1288 33 Tupwood Lane *Council had no comment*
Demolition of existing garage. Erection of single storey side/rear extension. (Amended description).

Item 27 TA/2007/1306 2a Mount Pleasant Road *Council had no comment*
Conversion of garage to habitable room.

Item 36 TA/2007/1322 51-55 Crescent Road *Council had no comment*
Demolition of garages. Erection of 14 units (comprising of 3 storey building with accommodation in roof to provide 7 x 2 bed flats, and 7 detached houses) with parking, new access onto Crescent Road and refuse facilities.
Cllr. Greer declared an interest.

Item 42 TA/2007/1334/TPO 11 Harestone Drive *Council had no comment*
TPO 3 (C & W) - Fell 1 Lawson Cypress tree. Thin crown reduce of 1 Sweet Chestnut by 20%, crown lift to 5 metres and reduce branches away from house by 1 metre.

Item 47 TA/2007/1339 Land at 124 Harestone Hill
Demolition of no. 124 Harestone Hill. Erection of 2 x 4 bed detached dwellings.
Council objected on the following grounds: 1) The proposal includes the lane at the side of 124 thus cutting off access to 126 and 128 to the rear. These properties are the subject of approved application 2007/139 which proposes to demolish 126 and 128 and to build 3 x 6-bed detached houses with access via the lane at the side of 124. The design statement for 2007/1339 states that access to the approved application 2007/139 will now be via land at 118. However there is no number 118. Houses that front onto Harestone Lane are 116, 122 and 124. It is apparent that this application is part of a much larger development and as such should be refused until such time as it is perfectly clear exactly what the proposals are for the whole area of 124, 126, 128 and possibly 116. 2) The proposed houses at 124 are 4 storeys high which is totally out of character with the surrounding area and would cause loss of privacy to neighbouring properties. 3) It is surprising that the proposal only includes single garages when such large properties would normally demand double or even triple garages. 4) Harestone Hill is an unadopted road and as such the local residents contribute towards its maintenance. Should this and any other development for 124, 126, 128 and possibly 116 be approved, the developer should be subject to a Section 106 to repair any part of the road or grass verges damaged during construction.

List 34/2007 – Date of Issue 23rd August 2007

Item 13 TA/2007/1263 Land adj. to 21 Colburn Avenue *Council had no comment*
Erection of detached dwelling incorporating basement.

List 35/ 2007 – Date of Issue 30th August 2007

Item 4 TA/2007/1321 Roughets House, Roughets Lane, Bletchingley *Council had no comment*
Demolition of conservatory. Erection of single storey side extension to provide orangery, swimming pool building and gym with garaging. Erection of 1.8m high fencing on 2.1m high posts to North side of public right of way.
This is listed as being in the Harestone ward of Caterham Valley but according to the map is just outside our parish boundary.

List 36/2007 – Date of Issue 6th September 2007

Item 4 TA/2007/1256 276 Stafford Road *Council had no comment*

Erection of conservatory to rear elevation.

Item 10 TA/2007/1380 195 Stafford Road **Council had no comment**

Erection of gable to side roof slope and dormer window to resulting rear roof slope. (Certificate of Lawfulness for a Proposed Development).

Item 12 TA/2007/1399 131 Croydon Road

Demolition of existing buildings. Erection of 26 flats comprising of a 4/5 storey block providing 18 x 1 and 2 bed flats and a 4 storey block providing 8 x 1 and 2 bed flats with associated parking and access. (Outline).

Council objected on the grounds of totally inadequate parking provision of 25 spaces for 26 flats.

Item 31 TA/2007/1447 31 Tillingdown Hill

Council had no comment

Erection of raised timber decking and steps to rear of house.

6.2 Planning Appeals

Appeal Reference: APP/M3645/A/07/2050591/NWF – TA/2007/447 – 20 Harestone Hill

Council reiterated its objections on the grounds of excessive overdevelopment of the site which would result in a loss of privacy and would cause harm to the amenities of neighbouring properties; the cumulative impact on the local infrastructure and the increase in local traffic. Council also referred to the survey results of the healthcheck.

Appeal Reference: APP/M3645/A/07/2050022/NWF – TA/2007/442 – 77 Stafford Road

Council reiterated its objections on the grounds that 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. Council also referred to the survey results of the healthcheck.

TA/2007/261 2 & 3 & r/o Loxford Way

Demolition of nos. 2 & 3 Loxford Way. Erection of 12 dwellings (comprising a 2 storey block of 2 x 1 bed & 2 x 2 bed flats with associated bin/cycle store, 4 x 3 bed semi detached houses with rooms in roof, 3 x 3 bed terraced houses with rooms in roof and 1 x 4 bed detached house) with associated access road and parking (Outline).

Public Inquiry will be held at 10am on 23rd October in the Tandridge District Council Chamber in Oxted.

TA/2007/503 44 Tupwood Lane & land to r/o 3 & 5 Grange Road

Demolition of garage. Erection of block of 5 x 2-bed flats, 4 x 3-bed semi detached houses, 4 x 4-bed detached houses and 1 x 5-bed detached house (14 units in total) with associated parking (Outline).

TA/2006/1606 223, 225 & 227 Croydon Road

Demolition of 3 dwellings. Erection of building comprising 17 x 2-bed and 7 x 1-bed flats (total 24 flats) with refuse storage, cycle storage and parking (24 spaces) with associated access.

6.3 Planning Decisions

TA/2007/192 60 Dome Hill

Approved (full)

Erection of part 2 storey / single storey side extension. Erection of single storey rear extension and extension to dormer window on East roof slope.

TA/2007/492 Former 137 Croydon Road

Approved (full)

Erection of 4/5 storey building providing 24 flats (6 x 1-bed & 18 x 2-bed) with associated landscaping & parking.

TA/2007/646 The Valley, 76 Croydon Road

Approved (full)

Erection of single storey canopy to front of building.

TA/2007/666 101 Harestone Valley Road

Approved (full)

Part demolition of rear single storey flat roof extension. Erection of single storey rear extension.

TA/2007/683 Caterham School, Harestone Valley Road

Approved (full)

Part demolition of fire escape, W/C and kitchen. Excavation of land to facilitate erection of 2-storey extension to Beech Hanger Girls Boarding House with accommodation in the roof space providing 10 bedrooms and 1 x 2 bed flat for staff.

TA/2007/685 68 Croydon Road

Approved (full)

Change of use from shop (class A1) to hot food takeaway (class A5) with external rear extraction duct.

TA/2007/688 27a Crescent Road

Approved (full)

Demolition of garage. Erection of replacement garage and formation of hardstanding. TA/2007/698/TPO TPO 1, 1995 (T) – fell 1 Horse Chestnut and 1 Sycamore.	17 Clareville Road	<i>Approved by letter</i>
TA/2007/716 Infill 2 windows to side elevation. Insertion of 1 window to first floor front elevation and 2 windows to first floor rear elevation.	24 Underwood road	<i>Approved (full)</i>
TA/2007/719 Removal of existing gates & fence. Erection of 2m high gates and lowering of existing kerb.	Marden Lodge Primary School	<i>Approved (full)</i>
TA/2007/742 Erection of single storey side extension and first floor side extension.	15 Loxford Way	<i>Refuse</i>
TA/2007/752 Insertion of replacement door and window to side elevation of porch and replacement window to front elevation of porch. (Certificate of Lawfulness for a Proposed Development).	28a Harestone Valley Road	<i>Cert.Prop.Use.Allowed</i>
TA/2007/778 Erection of dormer windows to front roof slope.	19 Dome Hill Peak	<i>Approved (full)</i>
TA/2007/797 Erection of conservatory to rear elevation. (Certificate of lawfulness for a proposed development).	276 Stafford Road	<i>Cert.Prop.Use.Refused</i>
TA/2007/833 Change of use to hot food takeaway (class A5).	17 Godstone Road	<i>Withdrawn/substituted</i>
TA/2007/841 Erection of first floor side extension. Erection of dormer window to rear roof slope in connection with loft conversion (Certificate of Lawfulness for a Proposed Development).	22 Loxford Road	<i>Cert.Prop.Use.Refused</i>
TA/2007/874 Formation of sports pitch involving releveling works to land.	Caterham School, Harestone Valley Road	<i>Withdrawn/substituted</i>
TA/2007/878 Display of 6 non-illuminated signs.	Church Walk Shopping Centre	<i>Advertisement consent</i>
TA/96/751/R1 Erection of 2 storey side and rear extension. (Renewal).	Woodlands Cottage, Harestone Lane	<i>Approved (full)</i>
TA/2007/1013 Demolition of conservatory. Erection of single storey side / rear extension.	36 Burntwood Lane	<i>Approved (full)</i>
TA/2007/1046 Removal of existing above ground 5,000 litre fuel tank and installation of above ground 10,000 litre diesel fuel tank.	Caterham delivery Office, 102-106 Godstone Road	<i>Permitted development</i>
TA/2007/1060 Erection of single storey rear extension and dormer window in rear roof slope.	9 Grange Road	<i>Approved (full)</i>
TA/2007/357 Erection of 2 condenser units to rear elevation.	10 Church Walk	<i>Approved (full)</i>
TA/2007/749 Conversion of garage loft space to provide habitable room with insertion of skylight windows to front and rear roof slopes.	11 Ashwick Close	<i>Approved (full)</i>
TA/2007/883 Erection of first floor rear extension with open terraced area and formation of steps.	Caterham Club, 10 Croydon Road	<i>Approved (full)</i>
TA/2007/885 Alteration to roof to form gable end.	46 Markfield Road	<i>Cert.Prop.Use.Allowed</i>
TA/2007/913 Erection of single storey rear extension and first floor side extension.	82 Croydon Road	<i>Approved (full)</i>

Change of use from class A1 (shops) to A2 (financial and professional services).

TA/2007/969	327 Croydon Road	Refuse
Erection of 2/3 storey side extension and conversion to 5 flats with associated parking.		
TA/2007/981	70 Beechwood Road	Cert.Prop.Use.Allowed
Erection of conservatory to rear elevation (Certificate of Lawfulness for a Proposed Development).		
TA/2007/987	14 Markville Gardens	Approved (full)
Demolition of existing garage and conservatory. Erection of single storey side / rear extension.		
TA/2007/997	79 Harestone Valley Road	Refuse
Erection of part 2 storey / part first floor extension to front elevation.		
TA/2007/922	131 Croydon Road	Refuse
Demolition of existing buildings. Erection of part 4/5 storey building providing 17 x 1 and 2 bed flats with associated parking (outline).		
TA/2007/1088	77 Stafford Road	Approved (full)
Demolition of house. Erection of 2/3 storey block comprising 12 x 2 bed flats with 19 parking spaces.		

7. Finance

7.1 Payment of Accounts

The following cheques were signed at the meeting:

Caterham United Reformed Church	Hire of meeting room	£23.00
Royal Mail Group plc	Newsletter distribution	£207.79
Cash	Petty Cash float to £50	£51.35
W. Ridley	Net Salary & office allowance	£357.49
HM Revenue & Customs	Income Tax & NIC	£748.74

Petty Cash payments since last meeting:

Tesco	Postage stamps	£6.96
-------	----------------	-------

7.2 Review of Expenditure 2007-08

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

8. Correspondence

Tandridge News Releases:

- Found guilty of failing to dispose of rubbish properly
- Benefit service among the best in the country
- New beverage carton recycling scheme is first for Tandridge DC
- Business networking exhibition – book your stand now
- Trickster – the fun musical with a serious message

Tandridge List of delegated action taken – 2nd August 2007

- Development Control Committee

Tandridge List of delegated action taken – 23rd August 2007

- Development Control Committee
- Planning & Environment Committee
- Resources Committee

Tandridge Development Control Committee – 30th August 2007

Tandridge Planning & Environment Committee – 12th September 2007

East Surrey Rural Transport Partnership Newsletter – Summer 2007

NALC Local Council Review – September 2007

Chairman:

Date: