

**MINUTES OF THE MEETING OF THE CATERHAM VALLEY PARISH COUNCIL  
(INCORPORATING VALLEY AND HARESTONE WARDS) MEETING HELD ON WEDNESDAY  
12<sup>th</sup> MARCH 2014 AT THE SOPER HALL, HARESTONE VALLEY ROAD, CATERHAM**

**Attendees:** Cllr. M Lincoln – Chairman  
Cllr. M Jones – Vice-chairman  
Cllr. J Gaffney  
Cllr. P Roberts  
Cllr. J Servant  
Cllr. M Dean

County Cllr. S Marks  
District Cllr. J Caudle

Mrs M Gibbins – Clerk

**AGENDA – PART 1**

1. **Apologies for absence**  
Cllrs. Beverley Connolly, Jane Ingham,
  
2. **Declarations of Disclosable Pecuniary Interest:** To receive any disclosure by members of personal 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. Members are reminded of the need to repeat their declaration immediately prior to the commencement of the item in question. Anyone with a prejudicial interest must, unless an exception applies, or a dispensation has been issued, withdraw from the meeting.  
There was none
  
3. **Public Participation** – issues raised by members of the public.  
There was no member of the public present.
  
4. **Reports Part 1**
  - 4.1 **County Councillor's Report**  
**County Councillor Sally Marks** reported on the aftermath of the flood, the difficulties of moving around the area and the extraordinary times. It is at times like this that people need to show self-reliance and help and other but particularly the elderly. A22 is now open to Kenley however it is not anticipated that Woldingham Road will open before May 2014. There is funding available from a fund set up by Whyteleafe to help the residents. CC Marks reported that there is a cleanup of Whyteleafe scheduled for 22<sup>nd</sup> March and any help would be most welcome.

The Chairman commented on the flooding which occurs outside the police station in Timberhill Road, CC Marks agreed to look into this.

The revamp of Church Walk is commencing in April 2014.

Potholes are being repaired as and when due to commitment of staff working in the flood areas.

CC Marks suggested the Parish Council may wish to arrange a bi-monthly or quarterly open meeting with the police to hear about what is going on in the area.

Clerk to investigate.

**CLERK**

Cllr Mark Jones enquired, in the light of the sad death of a local 14 year old boy, are there plans to set up workshops to advise youngsters on internet safety.

A fund has already been set up by the family to facilitate this. STREET will be doing something also.

#### 4.2 **District Councillors' Report** - Jill caudle

**District Councillor Jill Caudle** reported there is Community Services meeting regarding the flooding situation at TDC on 13<sup>th</sup> March.

The funeral of the young lad who was murdered in February is on Monday 17<sup>th</sup> March at 1pm at St John's Church, Caterham

Rent has increased by 6.3% although Council Tax has not increased.

Caterham Festival runs from 24<sup>th</sup> May to 22<sup>nd</sup> June

DeFest is 25/25 May

Food Festival is 8<sup>th</sup> June

District Cllr Caudle reported on the Rose and Young workgroup however a report sent by District Cllr Jane Ingham follows.

#### **District Councillor Jane Ingham reports as follows:**

Rose and Young Update:

The group was charged by this Committee to review progress to date and any other options for the site and associated risks, and provide an opportunity for members of the public to address the Group.

My update does not include any conclusions that may be drawn. The Group are very conscious of how important the recommendations back to this Committee are and as such I will not be drawing any conclusions here tonight.

I can report that the group has held four meetings.

At the first meeting we received an update on the position to date. This set out the history, which has largely been presented to this Committee on previous occasions and also included details of meetings held by officers with potential developers as well as approaches made to other parties that may have been interested in the site. The report also set out the position in respect of the ownership of the site, as far as it can be understood, and any charges on the land. This information has been updated by officers as well as with intelligence from third parties so that the group has a good understanding of the ownership. The group also heard from an expert in residential site development giving background to how the residential market works, how site assessment is undertaken by prospective developers, how financial modelling of various development scenarios are carried out and what this can mean for development potential. This gave the group a good understanding of development viability and the influences on that viability. The Group also discussed with the expert whether they felt there were any advantages or disadvantages in widening the area under consideration to encourage a more complete development of the centre of Caterham.

The second meeting was held at the Soper Hall with an open invitation to the public to attend and an opportunity to address the group directly. There was a really good turnout and the Group received excellent information and ideas from those presenting. There were also questions and ideas from the floor. As a fact finding exercise the group could not offer any firm opinions but have a number of items to consider, including:

- The continuing need for demolition and someone experienced in site clearance
- Investigation of ownership and working with the lender
- Providing a hotel for the town or a cinema
- Looking to use the neighbourhood plan as a catalyst for change
- Having a strategic plan for the town
- Wishing to have a signature building
- The option of a Neighbourhood Development Order, following public agreement of the neighbourhood plan to de-risk the site

- A Local Development Order also to de-risk the site
- Regarding it as a town opportunity not just a site opportunity
- Seeking Local Enterprise Partnership support

This is not an exhaustive list but gives the Committee an idea of the breadth of information in the Group's possession.

At the group's third meeting we met with property advisors working with Reigate and Banstead Borough Council to discuss their use of compulsory purchase orders, how they operate, what the risks, tactics, timescales and costs can be. The group also had the opportunity to discuss the differences between redevelopment and regeneration. This was an exceptionally useful meeting giving the group a number of options for intervention and for seeking engagement with the owner.

Our final meeting at which we invited external guests was to talk further to a member of a local group who had undertaken work to try to get developers interested in the site over the last 6 years or so. The group also heard further from the CR3 forum to further explore the options available in respect of the neighbourhood plan and related Development Orders.

Members are now working with officers to put together a recommendation to this Committee for how to proceed from here. Such is the importance of ensuring there is continued momentum to this process that the Group are seeking agreement for a special planning policy meeting, including attendance by the Resources Committee members in the very near future to ensure that any accepted recommendation can be taken forward immediately in the new municipal year.

Finally, I would like to extend our thanks to the Chief Planning Officer and his team for the extensive work and help they have given to the Rose and Young Working Group so far, and for the work that is yet to be undertaken. As usual, their help and advice has been invaluable.

## 5. Planning

### 5.1 Current Planning

The Following planning applications to be discussed at the Council Meeting on Wednesday 12<sup>th</sup> March 2014.

#### **Applications acknowledged as valid Monday 3<sup>rd</sup> February – Friday 7<sup>th</sup> February 2014**

TA/2014/198	28 Timber Hill Road	<i>Case Officer: Miss S Milne</i>
Erection of two storey extension and porch to front elevation.		<b>No comment</b>

TA/2014/135	44 Underwood Road	<i>Case Officer: Mr G Finch</i>
Erection of single storey extension to north elevation (Certificate of Lawfulness for a proposed development).		<b>Leave to officers</b>

TA/2014/116	48 Greenhill Avenue	<i>Case Officer: Mr G Finch</i>
Erection of single extension and bay window to west elevation		<b>No Comment</b>

TA/2014/125	Land R/O 2 Elgin Crescent	<i>Case Officer: Mr Robin Evans</i>
Variations of conditions 2 and 3 of planning application TA/2013/1001 to allow for face brick work to be altered to render.		<b>No Comment</b>

<b>Applications acknowledged as valid Monday 17<sup>th</sup> February – Friday 21<sup>st</sup> February 2014</b>		
TA/2014/197	107 Tupwood Lane	<i>Case Officer: Mr Robin Evans</i>
Erection of single storey extension to rear elevation, raised decking and raised pitched roof over existing garage.		<b>No Comment</b>

All planning applications including supporting documents and plans can be viewed at the Caterham Valley Library and on the Tandridge Planning website on:  
<http://e-access.tandridge.gov.uk/planning/aup.asp>. Just log on and follow the instructions.

**5.2 Planning Appeals**

TA/2013/878 – 3 Godstone Road

TA/2013/1783 – Land at former 126 & 128 Harestone Hill & to the rear of 116 Harestone Hill

Parish to reiterate objections and confirm the agreement with planning offices reasons for refusal

**CLERK**

**5.3 Planning Decisions by TDC**

TA/2013/1543 325 Croydon Road

**REFUSE**

Conversion from single dwelling to self contained flats.

TA/2013/1581 32 Croydon Road

**APPROVED (FULL)**

Erection of retaining wall and raised platform to form car parking area at the end of the rear garden. (Retrospective)

TA/2013/1772 1 Elgin Crescent

**REFUSE**

Erection of 2-storey side extension & 2 storey front extension

TA/2013/1783 Land at former 126 & 128 and to the rear of 116 Harestone Hill

**REFUSE**

Erection of a detached house served by the access approved under application ref TA/2013/1196

Cllr Jackie Servant raised the issue of 6 White Knobs Way where development is in progress however planning permission has not been sought. Clerk to email TDC and advise.

**CLERK**

6. **Minutes** of the previous meeting held on 12<sup>th</sup> February 2014 were agreed and signed as a true record.

**7. Reports**

**7.1 Clerk's Report – Part 1 for action**

- Christmas lights funding from traders and switch on - General discussion regarding the switch on and collection of funds. JS confirmed that some shops have confirmed they are happy to have collection boxes on counters for customers to contribute to the lights. Clerk to advise the manager of Church Walk that the next meeting date will be on Wednesday 19<sup>th</sup> March at 5.30pm in Ridge Radio premises. Cllr Servant left the meeting during this discussion and did not return.
- Funding request from CBP for Shop watch – the monitoring box has to be relocated due to the relocation of the business which houses it. A connection fee of £350 has been requested as CBP does not have the funds. After

discussion it was agreed the shopkeepers and Church Walk should fund this as it is a benefit to their businesses.

- Donation towards local teenagers fundraising - It was agreed to make a donation of £100 to the fund to educate the youth into internet safety. Further funding would be made available, if required, in the future.
- Morrison Car Park – there is now a 3 hours limit on parking in the car park and the signs stipulate for shopping on site. Previous regulations state that the parking is for shopping in Caterham however redevelopment can change regulations.
- Village Developments – a high court judgment decision was circulated to all Councillors.
- Annual Parish Meeting – Clerk to receive list of invitees from all councillors by 31<sup>st</sup> March. **ALL**
- It was agreed to run the advert pertaining to the Annual meeting in the Caterham Independent for a second month. **CLERK**
- Newsletter – all councillors are requested to submit articles and photos for the next newsletter to the clerk by 31st July **ALL**
- Village development – JG reported that the applications TA/2013/414 & 417 are going to appeal on 21 June. It was agreed that as the decision could have an impact on future developments in the area Caterham Valley should support the objections. Clerk to send letter. **CLERK**

## Part 2 for information

9 April	Parish Council Meeting – Soper Hall	ALL
<b>6 May</b>	<b>Annual Parish Meeting – Soper Hall</b>	<b>ALL</b>
14 May	Parish Council Meeting – Soper Hall	ALL
11 June	Parish Council Meeting – Soper Hall	ALL
9 July	Parish Council Meeting – Soper Hall	ALL
13 August	Parish Council Meeting – Soper Hall	ALL
10 September	Parish Council Meeting – Soper Hall	ALL
8 October	Parish Council Meeting – Soper Hall	ALL
12 November	Parish Council Meeting – Soper Hall	ALL
10 December	Parish Council Meeting – Soper Hall	ALL

### 7.2 Chairman’s Report

The Chairman attended the initial meeting concerning the date for the Christmas lights switch on.

### 7.3 Parish Councillors’ Reports

**Councillor Jenny Gaffney** attending the CR3 Steering Group meeting, workgroup meeting and the initial meeting concerning the Christmas lights.

**Councillor Peter Roberts** attended a meeting with a Valerie Sexton of SCC and arranged more Oyster card purchase points in Caterham Valley.

**Councillor Mark Jones** attended the initial meeting regarding the Christmas lights and will submit costings to the next meeting for the lights going forward. MJ also reported that Caterham Valley is becoming a dementia champion.

**Councillor Margaret Dean** attended two Christmas lights meetings and visited local traders to ascertain their preference for the switch on day.

## 8. Finance

8.1 **Payment of Accounts** – The following cheques were signed at the meeting

Knights Garden Centre	Planters maintenance	£ 60.00
M Gibbins	Net Salary/Office Allowance	£ 713.36
Surrey Crimestoppers	Donation	£ 100.00
Caterham Publishing Ltd	Annual meeting Advert	£ 129.60
HM Revenue & Customs	4 <sup>th</sup> quarter PAYE & NI	£ 495.75

8.2 **Review of Expenditure** – February 2014 (circulated)

9. **Correspondence** – to be noted but all documents available for the meeting

MINUTES FROM PREVIOUS MEETINGS CAN BE VIEWED ON THE CATERHAM VALLEY PARISH COUNCIL WEBSITE. [WWW.CATERHAMVALLEYPC.ORG.UK](http://WWW.CATERHAMVALLEYPC.ORG.UK)