



**MINUTES OF THE MEETING OF THE CATERHAM VALLEY PARISH COUNCIL HELD ON
WEDNESDAY 10TH JUNE 2015 AT THE SOPER HALL HARESTONE VALLEY ROAD, CATERHAM**

Attendees: Cllr. M Lincoln – Chairman
Cllr. J Gaffney
Cllr P Roberts
Cllr. J Servant
Cllr. M Dean

District Cllr. J Caudle

Mrs M Gibbins - Clerk

AGENDA – PART 1

1. **Apologies for absence**
Parish Cllr M Jones, District Cllrs. B Connolly, M Cooper, J Ingham, County Cllr S Marks
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** –There was none present
4. **Reports Part 1**
 - 4.1 **County Councillor’s Report** – No report received
 - 4.2 **District Councillors’ Report**
District Councillor Jane Ingham’s report was emailed and circulated to all and is shown below.
My apologies for not being able to attend your meeting tonight due to a prior commitment, which I have been unable to change.
Last night, the Planning Policy Committee passed the recommendation of the Rose and Young Working Group to accept CoPlan Estates and Premier Inns as the joint venture partners to redevelop this site. Two years ago, TDC gave the Rose and Young Working Group instructions, and a considerable amount of tax payers money, to investigate the possibility of obtaining a joint venture partner to redevelop the site and, if necessary, use the Council’s Compulsory Purchase powers.
As explained in the report, the Rose and Young Working Group has spent the last 2 years meeting with potential partners and has considered a whole series of options. However, despite this effort, only one proposal has progressed sufficiently to enable a recommendation to be made to this Committee – that CoPlan Estates, in conjunction with Premiere Inns, should be the selected partner.
Whilst this option may not tick all the boxes, we feel that it will be an asset for the Town.
 1. It would provide a commercial enterprise for the town, which would provide employment, increase footfall to this neglected end of the town, and would provide a boost to other businesses.
 2. Retail elements would be provided at street level. One of these is already earmarked as a restaurant for both hotel visitors and the wider public.
 3. Although I accept that we are in need of more housing, Caterham has taken far more than its fair share of this over the past few years. We are inundated with flatted accommodation and retirement homes. Our parking levels are pushed to the maximum and our infrastructure is cracking at the seams. Although a hotel would not solve our parking problems, it certainly won’t make things worse as would residential units. It is, at least, parking neutral! A hotel is the ideal alternative to yet more flats. It should be remembered that two other commercial sites in the near vicinity are looking to redevelop into residential sites. It is wonderful that we have this opportunity to provide a commercial interest in the centre of our town.
 4. At public meetings over the past few years, a hotel was always near or at the top of what local residents would like to see on the site.
 5. CoPlan Estates and Premiere Inns are businesses with sound track records. They have worked together successfully on similar projects on several occasions.

One or two people may be unhappy about the proposals but we can't please everyone unfortunately. The residents I have spoken to have expressed both their delight and relief that something is finally happening, but are still slightly sceptical that the plans will come to fruition. However, this is the best opportunity we have **EVER** had to solve this problem. The residents of Caterham would not understand if TDC allows the opportunity to pass.

Redevelopment of this site into a hotel with a good reputation and a proven track record will act as a catalyst to further regeneration. It will send a message to other investors that Caterham is vibrant, thriving and open for business.

This is an excellent opportunity for Caterham and I strongly urge the Parish Council to support the initiative.

District Councillor Jill Caudle reported that she remains on the Planning Policy Committee. Two meetings have been held at TDC. The Steering Group are revising the local plan and this will be considered at the meeting in December. Green Belt methodology is being worked on and workshops are being run for Parish Councillors. Harestone and Valley will be considered together rather than as two 'parcels'.

The Settlement survey which was circulated in May is due to have all responses submitted by June 26th.

The second meeting held was regarding the proposal for the Rose and Young site. The proposal was accepted and by the Planning Policy Committee and the planning application is awaited. There will be no additional parking however the parking will remain neutral.

Caterham festival is going well and the Carnival is on 13th June.

5. Planning

5.1 Current Planning

The following planning applications were discussed at the Council Meeting on Wednesday 10th June 2015.

Applications acknowledged as valid Monday 4th May – Friday 8th May 2015

TA/2015/841 Middle Mound, War Coppice Road *Case Officer: Wayne Spencer*
Erection of single storey extension to south elevation. (Certificate of Lawfulness for a Proposed use of Development)

The Parish Council leave this to neighbours and TDC Officers

Applications acknowledged as valid Monday 11th May – Friday 15th May 2015

TA/2015/818 Former Twayblades, School Lane, *Case Officer: Vivienne Riddle*
Demolition of existing and erection of detached house and garage. Continued use of 12 parking spaces in connection with school use.

The Parish Councillors had no comment to make.

TA/2015/888 Former Lisheen, 128 Harestone Hill *Case Officer: Vivienne Riddle*
Variation of condition 2 of planning application TA/214/1196 to allow for changes to external fenestrations and internal layout.

The Parish Councillors expressed concern regarding the internal layout changes in respect of if it creates additional bedrooms additional parking would be required.

TA/2015/840 97 Commonwealth Road *Case Officer: Jessica Hampson*
Erection of part single storey/part three storey side extension in association with extension to existing rear first floor balcony.

The Parish Council leave this to neighbours

Applications acknowledged as valid Monday 18th May – Friday 22nd May 2015

TA/2015/886 32 Newstead Rise *Case Officer: Wayne Spencer*
Formation of additional hardstanding and extension to existing vehicular crossover

The Parish Council had no comment although are in favour of having cars parked off the road

TA/2015/894 Harestone Heights, 16 Woodland Way *Case Officer: Wayne Spencer*
Erection of retaining wall to rear

The Parish Council had no comment

Applications acknowledged as valid Monday 25th May – Friday 29th May 2015

TA/2015/992/NH Middle Mound, War Coppice Road *Case Officer: Wayne Spencer*
Erection of single storey rear extension (with gable ended pitch roof), measuring 4 metres deep, with a maximum height of 3.963 metres and an eaves height of 2.58 metres (Notification of a Proposed Larger Home Extension)

The Parish Council leave this to TDC Officers

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/2014/533 102 Stafford Road – Demolition of existing garage. Erection of semi-detached dwelling.

5.3 Planning Decisions by TDC

TA/2015/525 6 The Clares **APPROVED**
Demolish and rebuild section of retaining wall

TA/2015/539 11 Godstone Road **APPROVED**
Installation of external goods lift to rear elevation

TA/2015/453 170 Burntwood Lane **APPROVED**
Demolition of part single/part two storey side extension and removal of roof. Erection of two storey side/rear extension and roof. (Amended plans and description).

TA/2015/607 16 Markville Gardens **APPROVED**
Erection of single storey side/rear extension

TA/2015/309 5 Bradenhurst Close **APPROVED**
Erection of raised decking to front of dwelling

TA/2014/1428 3 Godstone Road **APPROVED**
Change of use of office (class b1) to residential (class c3). Erection of 2 storey extension over existing rear extension

TA/2015/779 225 Stafford Road **APPROVED**
Erection of hip to gable roof extension to side elevations and rear dormer incorporating Juliet balcony in association with conversion of loft space to habitable accommodation. Formation of two roof lights to front elevation.

TA/2015/668 114 Harestone Valley Road **APPROVED**
Erection of two storey side extension incorporating integral garage, single storey side extension, single storey rear extension and front porch.

6. **Minutes** of the previous meeting held on 13th May 2015 were agreed and signed as a true record.

7. **Reports**

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

Internal auditors fee. The Internal auditor has communicated informing the Clerk that the hourly rate for his services will increase from £49 per hour to £59 per hour for the 2016 audit. This is the first increase for 6 years. The increase was agreed.

Valley Planters. The Clerk met with the owner of Knights Garden Centre in Woldingham. The condition of the planters in the Valley need substantial works. It was agreed this will be completed within 3 weeks. The big planters in Croydon Road and Godstone Road also require work and, the Clerk, having ascertained from TDC that they are owned by A Better Caterham (ABC), who are not maintaining them, has contacted the Richmond Fellowship for assistance.

Action: Clerk to progress

Notices on Valley Roundabout.

Action: Clerk to contact TDC regarding the signs on the Valley roundabout.

Concern was expressed by Cllr P Roberts regarding the lack of street cleaner in Croydon Road and the overgrown hedge also on Croydon Road. Cllr Roberts has contacted TDC.

Tillingdown Play Area – The Clerk has received a plan of the play equipment for Tillingdown play area which was tabled. Concern was expressed regarding the wooden piece of equipment which will be addressed with TDC prior to ordering. The issue of the Roman Road under the play area will also be addressed. **Action: Clerk to communicate with TDC**

Challengers who provide activities in Caterham for youngsters with disabilities requested a funding donation of £547 to cover transport costs of the youngsters attending the activities. The funding was agreed under S137. **Action: Clerk to communicate decision**

Caterham Festival – It was agreed to fund a project for the Caterham Food Festival in the sum of £230.88 **Action: Clerk to communicate decision**

Part 2 for information

8 July	Parish Council Meeting – Soper Hall	ALL
12 August	Parish Council Meeting – Soper Hall	ALL
9 September	Parish Council Meeting – Soper Hall	ALL
14 October	Parish Council Meeting – Soper Hall	ALL
11 November	Parish Council Meeting – Soper Hall	ALL
9 December	Parish Council Meeting – Soper Hall	ALL

7.2 Chairman's Report

The **Chairman** attended the Food Festival and publicized the Parish Council. One resident suggested a yellow box junction at the junction of Clareville Road and Godstone Road to try and eliminate the congestion at the traffic lights. **Action: Clerk to communicate with CC Marks.**

Another issue raised was regarding the litter left in Croydon Road. All to monitor and liaise with shop keepers. **Action: All**

7.3 Parish Councillors' Reports

Parish Councillor J Gaffney 24th May attended DeFest; 30th May took part in the Caterham on the Hill Beat the Bounds; 31st May attended the Street Party and met the residents at the CR3 Forum stand; 1st June attended the CBP meeting; 3rd June attended Christmas Lights meeting; Saturday 6th June and Tuesday 9th June Neighbourhood Plan Steering Group site assessment review meetings; 7th June attended Food Fair and Soper Hall Summer Fair & the Flower Festival at the URC. Also met the residents at the CVPC stand at the Food Fair

Parish Councillor P Roberts attended the Food Festival and reviewed the transport survey on behalf of the Parish Council.

Parish Councillor M Dean attended DeFest, Christmas lights meeting and the Food Festival

Parish Councillor J Servant attended the Street Party, Volunteer Fair, Flower Festival at the URC and 2 site assessment meetings.

Parish Councillor M Jones had emailed his report and this is précised. Attended DeFest, arranged a celebrity football match, met with STREET youth centre, liaised with youth services regarding anti social behaviour by KFC in Caterham Valley and run events at the ARC. M Jones is in liaison with publicity banner organisations. Is actively involved with the Caterham Festival organisation.

8. Finance

8.1	Payment of Accounts -	The following cheques to be signed at the meeting
	Knights Garden Centre	Planters maintenance & new plants £ 60.00
	M Gibbins	Net Salary/ Office Allowance/expenses £ 825.35
	Soper Hall	Hall hire £ 20.00
	Viking Direct	Paper £ 22.74
	St Catherines' Hospice	Donation – S137 £ 500.00
	How Green Nursery	Hanging Baskets £ 613.20
	HMRC	PAYE & NI £ 616.87
	Andy Parr	Food Festival Project £ 230.88
	Challengers	Donation towards youth activities £ 547.00

8.2 Review of Expenditure – May 2015 (**previously circulated**)

9. **Correspondence** - URC newsletter; Caterham & District Horticultural Society; CAB report Living and Ageing well

MINUTES FROM PREVIOUS MEETINGS CAN BE VIEWED ON THE CATERHAM VALLEY PARISH COUNCIL WEBSITE. WWW.CATERHAMVALLEYPC.ORG.UK

Meeting closed at 2030