



(INCORPORATING VALLEY AND HARESTONE WARDS)

**MINUTES OF THE MEETING OF THE  
CATERHAM VALLEY PARISH COUNCIL HELD ON WEDNESDAY 12<sup>TH</sup> AUGUST 2015  
AT THE SOPER HALL HARESTONE VALLEY ROAD, CATERHAM**

**Attendees:** Cllr. M Lincoln  
Cllr. J Gaffney  
Cllr. P Roberts  
Cllr. M Dean

Mrs M Gibbins – Clerk

**MINUTES**

**1. Apologies for absence**

Parish Councillors J Servant, M Jones, District Councillors B Connolly, M Cooper, J Ingham, J Caudle and County Councillor 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. Cllr J Gaffney declared an interest in planning applications TA/2015/1062 and TA/2015/1259 as she is employed by the company. Cllr Gaffney left the meeting when these two applications were discussed.

- 3. Public Participation – a period of up to, but no longer than 15 minutes, to hear questions or statements from members of the public. Individuals are allowed to speak for a maximum of 3 minutes.**

A member of the public attended the meeting and raised concerns regarding planning applications TA/2015/1227 and TA/2015/1422.

**4. Planning**

4.1 Current Planning

**Applications acknowledged as valid Monday 29<sup>th</sup> June – Friday 3<sup>rd</sup> July 2015**

TA/2015/1160                      27 Tupwood Lane, CR3 6DB                      *Case Officer: Natalie Rowland*

Erection of hip to gable roof extension to north east and south west elevations and dormer to south east elevations in association with conversion of loft space to habitable accommodation. (Certificate of Lawfulness for a Proposed Use or Development)

**Leave to TDC Officers**

TA/2015/1184                      44 Underwood Road, CR3 6BB                      *Case Officer: Natalie Rowland*

Erection of single storey rear extension and first floor side extension in association with part conversion of existing garage to habitable accommodation

**No Comment**

TA/2015/1233                      94 Burntwood Lane, CR3 6TA                      *Case Officer: Natalie Rowland*  
Erection of single storey rear extension

**The Parish Councillors had no comment to make and leave to neighbours**

TA/2015/1062                      Croudace House, Tupwood Lane                      *Case Officer: Helen Jenkins*  
Closure of existing site access and construction of a new site access together with associated fencing and lighting.

**The Parish Councillors requested that consideration be given to the withdrawal of parking spaces and that adequate public parking is provided as parking in the area is at a premium.**

**Applications acknowledged as valid Monday 6th July – Friday 10th July**

TA/2015/1226                      Barnfield, War Coppice Road CR3 6AS *Case Officer: Vivienne Riddle*  
Variation of condition 2 of planning application TA/2014/630 to allow for the increase in working hours

**The Parish Council consider that the hours should not change and that, as the applicants appear to have been working outside the stipulated hours that TDC should enforce the law and fine for the breaking of conditions.**

TA/2015/1227                      Bronzoak House, Stafford Road                      *Case Officer: Helen Jenkins*  
Demolition of existing office building. Erection of 34 flats with associated parking and landscaping

- **Application TA/2015/563/NC change of use retained the building and allowed only 5 flats which would have probably meant that some of the space would have continued to be used as office space. With the demolition of the building and the application for 34 units, this would remove all employment space and the development would no longer stay within the confines of the current building area. Orbital House, Valley Pub, Caterham Cars, Adult Education Centre and Social Services Centre have all gone to residential development in the last few years and we know that the developer of this property has not been renewing the leases of his current tenants.**
- **TDC's Core Strategy CSP19 specifies a residential density within Caterham town centre of 40 to 75 dwellings per hectare. This site is specified as being 0.25 hectare, which equates to a maximum of 19 dwellings.**
- **The provision of an additional 34 dwellings will place added pressure on already stretched local services such as schools and GP surgery, as well as the obvious impact of overflow parking in the already saturated local roads particularly bearing in mind that 35 units with inadequate parking have been built opposite on the old Caterham cars site. The residents of Stafford Road have suffered from too much overdevelopment with a lack of parking which is blighting the lives of those who live on this road.**
- **The design and bulk of the building not in keeping with that side of the road, currently made up of low level residential and commercial properties. It is overbearing in its scale relative to what is there currently and what sits to each side of the proposed property. Vehicle access into the proposed block would be from Stafford Road via Station Avenue through a compromised junction adding to the congestion issues at peak time outside of the station. The proposal for such a large block does not include provision for visitor parking, having an impact on Stafford Road which already has well documented parking issues.**
- **Loss of business premises and employment from Caterham and marketing of the vacant offices has been poor. Increased solid surface area, increasing rain water runoff into a defined flood risk zone. Impact of construction of the scheme on Stafford Road. There will**

**be challenges getting large vehicles into Stafford Road from Station Avenue. Based on the experience of the Caterham Cars site construction, lorries and vans park on the road before driving on to the site completely blocking the road. Also, builders working on the site parking on both Stafford Road and Stafford Close adding to a well documented parking issue. Finally, the number of vehicle movements through the construction process assuming the removal of demolition waste and topsoil. All of the above creating unacceptable and disproportionate disruption to local residents. Caterham needs houses for families affordable flats for starter homes.**

TA/2015/1247/TPO    Roseneath Ct, Greenwood Gardens    *Case Officer: Steve Hearn*  
TPO 18 (C & W) – Scots Pine: Thin crown by 20% & remove deadwood  
**Leave to arboriculturist**

TA/2015/1272            104 Harestone Valley Road            *Case Officer: Natalie Rowland*  
Erection of two storey rear extension  
**The Parish Councillors have no comment to make however request that the planning officer takes note of the neighbour's comments**

**Applications acknowledged as valid Monday 13<sup>th</sup> July – Friday 17<sup>th</sup> July**

TA/2015/1240            96 Croydon Road, CR3 6QD            *Case Officer: Natalie Rowland*  
Erection of single storey side extension

**The Parish Councillors have no comment to make however request that the planning officer takes note of the neighbour's comments**

TA/2015/1259            89-95 Godstone Road, CR3 6RE            *Case Officer: Helen Jenkins*  
Demolition of 3 storey building, adjacent warehouse and 2 storey maisonette with adjacent garage. (Prior Notification of Demolition)

**The Parish Councillors are aware that Historic England are looking at this site with a view to listing the drill hall. The Parish Council therefore requests that a decision pertaining to this site is not made until after Historic England has completed their research and made a decision.**

TA/2015/1269            170 Burntwood Lane, CR3 6TB            *Case Officer: Robin Evans*  
Erection of detached dwelling  
**The Parish Councillors have no comment but are aware that there are concerns from neighbours.**

TA/2015/1303            White Raven, 21 Dome Hill CR3 6EH            *Case Officer: Natalie Rowland*  
Alterations to existing garage roof. Ground works to reduce garage floor and drive level and formation of tiered garden, walls and steps. (Amended Description)

**The Parish Councillors have no comment to make**

**Applications acknowledged as valid Monday 20<sup>th</sup> July – Friday 24<sup>th</sup> July**

TA/2015/1294            Surrey Police Authority            *Case Officer: Jessica Hampson*  
Telcommunications Mast, Gravelly Hill

Installation of 1 no. Dipole antenna, a 1.8m diameter satellite dish, an equipment cabinet and development ancillary thereto including meter cabinet and overhead cable ladder.

**The Parish Councillors have no comment to make**

TA/015/894            Harestone Heights, 16 Woodland Way *Case Officer: Wayne Spencer*  
Erection of retaining wall and decking to rear. (Amended Application Form & Plans)

**The Parish Councillors had no comment to make**

**Applications acknowledged as valid Monday 27<sup>th</sup> July – Friday 31<sup>st</sup> July**

TA/2015/1374            95 Harestone Hill, CR£ 6DL            *Case Officer: Natalie Rowland*  
Erection of single storey side extension in association with conversion of loft space to habitable accommodation

**The Parish Councillors had no comment to make and leave to neighbours.**

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

TA/2015/1434            11 Dome Hill Peak, CR3 6EH            *Case Officer: Jessica Hampson*  
Erection of infill to existing porch, raised roof ridge and two dormer windows to south and east elevations in association with conversion of loft space to habitable accommodation.

**The Parish Councillors had no comment to make.**

TA/2015/1422            329 Croydon Road, CR3 6PL            *Case Officer: Vivienne Riddle*  
Variation of condition 4 of planning application TA/2010/1153 to allow for the removal of solar panels and implementation of other forms of energy saving methods.

- **Planning application 2014/1881 was a variation of condition 2 of TA/2010/1153 to allow the removal of solar panels from the south-west roof slope which was refused by the planning officer. The developer has stated that ‘due to the orientation and siting of the building the solar panels are not south facing and will be totally ineffective’. Caterham Valley Parish Council object to this variation of condition 4 in that the applicant knew the situation of the development when the original application was submitted and therefore has a responsibility to ensure that there is a renewable energy allocation. The non-installation of these panels will be a considerable cost saving for the developer. Should the planning office decide that the solar units serve no purpose and that they can be removed, Caterham Valley Parish Council insist that appropriate measures are taken to ensure that other renewable sources of energy are a requisite in their place.**
- **The submission does not call out the assumed carbon saving from solar vs the insulation to understand what the impact will be as good practice sets out. In addition to this, it also does not detail the payback on the solar power, to understand if the payback is within a reasonable time period.**
- **It is described that the panels will require additional maintenance due to proximity to the railway, but the submission does not call out why this is, what the costs would be, and as such the impact on the payback period.**
- **The orientation of the panels may have a small impact, but not as significant as suggested on the yield from any solar panels. It will mean a more even spread of power generation rather than midday peaks. The implication that as they are not South facing, and as such "would not work" would not appear to be the case if the property is South West facing as described in the submission.**
- **The hours of sunshine detailed doesn't appear to match with the reality of the property. Anecdotal evidence suggests more sun on the property than what is detailed in the planning submission.**

**3.2 Planning Appeals**

TA/2014/2029            83 Stafford Road, Caterham  
TA/2015/173/NC            Quadrant House, 47 Croydon Road, Caterham

**3.3 Planning Decisions**

4. **Minutes** of the previous meeting held on 8th July 2015 were agreed and signed as a true record.
5. **Clerk's Report**  
The Clerk had nothing to report

**6. Finance**

- 6.1 Payment of Accounts – were agreed
- |                       |         |   |
|-----------------------|---------|---|
| Knights Garden Centre | £628.80 | Planters maintenance and extra planting |
| M B Gibbins           | £857.35 | Clerk Salary, office and expenses       |
| TDC                   | £100.00 | Remarking of Stafford Rec pitch         |
- 6.2 Review of Expenditure – July 2015. The Receipts and Payments schedule was agreed.
- 6.3 Other Financial Matters  
There was none.

**The meeting ended at 2020**