



**MINUTES OF THE MEETING OF  
CATERHAM VALLEY PARISH COUNCIL HELD ON WEDNESDAY 13<sup>TH</sup> JANUARY 2016  
AT THE SOPER HALL HARESTONE VALLEY ROAD, CATERHAM**

<b>Attendees:</b>	Cllr. M Lincoln – Chairman	District Cllr. J Caudle
	Cllr. M Jones	
	Cllr. J Gaffney	District Cllr. M Cooper
	Cllr P Roberts	County Cllr. S Marks
	Cllr. J Servant	Mrs M Gibbins - Clerk

**AGENDA – PART 1**

**1. Apologies for absence**

District Councillor Jane Ingham due to a prior commitment, Parish Councillor Margaret Dean due to the verbal abuse she received when planning application for 72 – 74 Harestone Hill was presented originally.

- 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. **Councillors must update the Clerk of any changes as soon as they occur.**  
There was none

- 3. Public Participation –** 24 members of the public attended the meeting. A resident presented the comments on behalf of the Harestone Hill residents pertaining to planning application TA/2015/2117,

Another resident raised concerns regarding the treatment of Old Park which has been purchased by Caterham School. District Councillor Michael Cooper confirmed that close liaison is being maintained with Caterham School and comments being submitted to TDC will be monitored.

**4. Reports Part 1**

**4.1 County Councillor's Report**

**County Councillor Sally Marks** reported she has received comments regarding the poor results achieved at Marden Lodge School under the new academy system. This has been the result of poor leadership which has now been resolved and there is in place a co-headship and a deputy head who are all on the leadership team.

St John's school which is a diocesan school was third from the bottom of the table. Parish Councillor Jackie Servant expressed her disappointment that the children of Caterham are being let down by the education system.

CC Marks confirmed that the MP is rewriting the academy methodologies and she will see it before it is adopted. Parish Councillor Mark Jones expressed concern that there is no procedure in place for taking schools back into County control if academies fail.

The A22 Caterham bypass is being resurfaced together with essential engineering works are being undertaken. Traffic is extremely congested however advance notice was given.

Finally CC Marks reported that to celebrate the Queen's 90<sup>th</sup> birthday in June this year an initiative entitled 'Clean for the Queen' is being launched and more information can be found on [www.cleanforthequeen.co.uk](http://www.cleanforthequeen.co.uk). Communities are being encouraged to pull together to clean between 4/6 March. Supplies of litter picking equipment may be available to be funded by the local fund.

**4.2 District Councillors' Report**

**District Councillor Michael Cooper** reported with regard to Viewpoint that the Forestry Commission has agreed the plan, Surrey Wildlife have requested a survey be undertaken pertaining to the wildlife. A meeting will be held with residents and Caterham School to agree the way forward. There will be control of the lorries entering and leaving the woodland and the movement of lorries will also be monitored.

Only two tenders have been received for the Caterham Town Centre Working Group Master Plan. The decision will be made on 26<sup>th</sup> January at TDC.

BID process is going ahead with assistance from Belinda Purcell at TDC.

There is confusion regarding the parking at Morrisons car park. CBP are looking into the situation.

Local Plan has been released for public consultation and it is crucial that all make comments. Green belt is being looked at and houses being built to accommodate demand.

CD Cooper reported that the planning applications which the Parish Council had requested go to Committee have all been discussed with the relevant TDC officers. 19 Station Avenue will not be approved; The Gardens, Church Hill is with the tree officers; Harestone Lane has no amenity space; Tupwood Lane is overdevelopment of the site; Tillingdown Farm has been approved however DC Cooper express concern regarding the accessibility of traffic from the A22. The land is being utilized for best impact on the community.

**District Councillor Jill Caudle** highlighted the importance of reading and commenting on the Local Plan particularly Section 6. The Turley's report on household types from 2001 and 2011 states that 54% of development in the whole of Tandridge has been flats.

The developers for the Adult Education site will be putting in an application to change the heights of the roof of a couple of buildings.

The Premier Inn application is due to be received within the next week.

Quadrant House has had change of use from office to residential approved. The Economic Needs Assessment states that employment is needed in areas for economic stability.

Caterham Festival AGM is being held on 18<sup>th</sup> February; venue to be confirmed but will be reported on the festival website.

Budget for TDC is looking bad as the District Council is receiving less from Government than originally thought.

**District Councillor Geoffrey Duck** attended the meeting to report on the next stage of the Neighbourhood Plan. 3 levels of the document are being finished off, pre-submission, consolidated report and appendices supporting the documents. Site Assessments, Local Green Space, Bio-Diversity are being completed. White Knobs, Land behind Timber Hill, Tillingdown, Stafford Rec and Open Space on Church Hill has been identified.

Professional opinion is being obtained.

Recent planning policy guidelines and the Local Plan are coming together at the same time. DC Duck also stressed the importance of responding to the TDC Local Plan.

## 5. Planning

### 5.1 Current Planning

The following planning applications were discussed at the Council Meeting on Wednesday 13<sup>th</sup> January 2016.

#### **Applications acknowledged as valid Monday 7<sup>th</sup> December – Friday 11<sup>th</sup> November 2015**

TA/2015/2117                      72 - 74 Harestone Hill

*Case Officer: Vivienne Riddle*

Demolition of dwelling. Erection of two blocks of 20 flats (3 x 1 bed and 17 x 2 bed) with associated access and parking. (Outline) (Amended site address)

#### **Caterham Valley Parish Councillors object to this application for the following reasons:**

- **The Harestone Valley Design Guidance states that newly flatted developments are not appropriate for the locations of this site. Any new flatted development would contravene the Guidance which was drawn up to prevent developments of this kind.**
- **The proposed density exceeds that recommended in Core Strategy Policy 19 and is contrary to the low density character of the area.**
- **The site is gross over development.**
- **Car parking proposals dominate the site to the front and rear, are out of character with the surround area and fall below the limits set out in the Core Strategy Policy.**
- **Parking on Harestone Hill will lead to a dangerous situation where cars, pedestrians, school children and cyclists will be forced into a single carriageway.**
- **In icy conditions the problems will be exacerbated with the access to the car parking area possibly not being feasible or safe.**
- **There is no amenity space.**
- **The privacy for local residents will be impacted.**
- **The proposal poses a flood risk to surrounding properties.**
- **A private covenant exists between 24 Loxford Road and 74 Harestone Hill.**

- Provision needs to be made for off street parking of site vehicles, Harestone Hill is unsuitable for this.
- The developer should be held responsible for any repairs or resurfacing of Harestone Hill that will become necessary should this inappropriate development take place.
- To state that the site is so close to facilities at Caterham centre that car ownership is unnecessary is nonsense.
- Although there are now proposed two blocks of flats rather than one, the buildings would still result in buildings which are of a scale and size which remains out of character and harmful to the character of the area.
- The proposal by reason of scale, height and massing is still over development of the site and when viewed from across the valley would result in harm to Harestone Valley.
- The site is not within walking distance of public transport and amenities ; the proposals should accord with all key planning criteria.

**Applications acknowledged as valid Monday 14<sup>th</sup> December – Friday 18<sup>th</sup> December 2015**

TA/2015/894 Harestone Heights, 16 Woodland Way *Case Officer: Wayne Spencer*  
Erection of retaining wall and decking to rear. (amended & additional plans)

**The Parish Councillors made no comment and leave to neighbours**

**Applications acknowledged as valid Monday 21 December 2015 – Friday 8<sup>th</sup> January 2016**

TA/2015/2245 50 Church Walk *Case Officer: Stephanie Milne*  
Variation of condition 2 of planning application 90/802 dated 19 March 1991 to allow for a change in the opening time from 9am to 6.20am

**The Parish Councillors made no comment**

TA/2015/2241 6 The Square *Case Officer: Natalie Rowland*  
Display of 1 x illuminated projecting sign, 2 x illuminated fascia signs and retention of existing illuminated box sign. Refurbishment of front and side elevation and replacement of existing entrance door

**The Parish Councillors made no comment**

TA/2015/2214 114 Burntwood Lane *Case Officer: Jessica Hampson*  
Erection of part two storey/part first floor extension incorporating Juliet balcony and three dormer windows to rear elevation. Installation of first floor window to front elevation

**The Parish Councillors made no comment and leave to neighbours**

**5.2 Appeals**

TA/2014/1664 1 Harestone Drive  
Demolition of office building and erection of 4 detached houses with integral garages

**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.

6. Minutes of the previous meeting held on 9<sup>th</sup> December 2015 were agreed and signed as a true record.

7. Reports

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

- TDC Local Plan – All Parish Councillors were encouraged to read the plan and make individual comments on line. The Parish response will be agreed at the Parish meeting in February.
- Grit bins - a grit bin is being installed at the bottom of Tupwood Lane and another on Weald Way/War Coppice Road.
- Benches – CC Marks is considering funding a bench for installation in the parish. The Parish Council will investigate the cost of installing others around the Parish.
- Newsletter – The next edition of the newsletter will be delivered to residents at the end of April. All articles are required by 19<sup>th</sup> February.

**Action: ALL**

- Annual meeting & Speaker. The Annual Parish Meeting will be held on 11<sup>th</sup> or 18<sup>th</sup> May. The Clerk will book once confirmed. It was agreed that Sarah Thompson Head of Strategic Planning Policy be invited to speak at the meeting

**Action: Clerk**

## Part 2 for information

2016

10 February	Parish Council Meeting – Soper Hall	ALL
9 March	Parish Council Meeting – Soper Hall	ALL
13 April	Parish Council Meeting – Soper Hall	ALL
5 <sup>th</sup> May	Parish Elections	
11 May	Parish Council Meeting – Soper Hall	ALL
8 June	Parish Council Meeting – Soper Hall	ALL

### 7.2 Chairman's Report

The Chairman reported that a planning application is being submitted for the change of use of Heronswood (former nursing home) into flats. Local residents are requesting preservation orders on the trees at the front of the property.

#### Action: Clerk to contact TDC

The Chairman has heard from a former Parish Councillor whose wife received 2 fines for overstaying the 3 hour time limit in Morrissions car park twice. The sign clearly states that a time limit of 3 hours is in place.

The lorries attending the development at the bottom of Bradenhurst Close are, not only dangerous, but are also chewing up the pavement and gardens. The developer must be made responsible for the resurfacing.

#### Action: Clerk to report to TDC

### 7.3 Parish Councillors' Reports

**Parish Councillor Jenny Gaffney** – attended the CR3 Forum AGM, editorial meeting and CBP meeting. She is still addressing the parking bay issues in Beechwood Road. The pathway by the Valley pub is a mess.

#### Action: JG to contact SCC. Clerk to contact TDC

**Parish Councillor Peter Roberts** - has identified parking issues along Croydon Road due to parking attendants from Reigate and Banstead not attending the area. There has been an improvement in road sweeping however rubbish is being dumped as the lamppost bins are not of a size to accommodate the rubbish being deposited by pedestrians.

#### Action: Clerk to look into the feasibility of more bins.

**Parish Councillor Mark Jones** - attended the CBP meeting. He will be following up the issue with the provision of a defibrillator in Caterham Valley. A hole has appeared in the pavement by Ridge Radio.

**Parish Councillor Jackie Servant** - attended the CR3 Forum AGM.

## 8. Finance

8.1 **Payment of Accounts** - The following cheques were approved and signed at the meeting

Knights Garden Centre	Planters maintenance & new plants	£ 60.00
M Gibbins	Net Salary/ Office Allowance/expenses	£ 714.95
Downlands Trust	Annual Membership	£ 15.00
Soper Hall	Hall hire x 3 months	£ 60.00
Glasdon UK Ltd	2 grit bins and fixings	£ 485.76
3 <sup>rd</sup> Caterham Scouts	Use of scout van for Christmas market	£ 38.60
CR3 Forum	Funding for Neighbourhood Plan	£3,720.00

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

8.3 Precept 2016/17. The Precept of £60,608 approved as the precept for 2016/17

8.4 Budget 2016/17 the budget for 2016/17 was tabled and approved.

9. **Correspondence** – for information only. All documents available for the meeting

Meeting ended at 9:55

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