



**MINUTES OF THE MEETING OF THE  
CATERHAM VALLEY PARISH COUNCIL HELD ON WEDNESDAY 10<sup>TH</sup> FEBRUARY 2016  
AT THE SOPER HALL HARESTONE VALLEY ROAD, CATERHAM**

**Attendees:** Cllr. M Lincoln – Chairman  
Cllr. M Jones  
Cllr. J Gaffney  
District Cllr. M Cooper  
District Cllr B Connolly  
Mrs M Gibbins - Clerk

**PART 1**

1. **Apologies for absence**  
Parish Councillors Margaret Dean and Peter Roberts; District Councillors Jane Ingham and Jill Caudle.
  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 Jenny Gaffney declared an interest in planning application TA/2016/144 as she is employed by the applicant and in applications TA/2016/102a and TA/2016/103. Cllr Gaffney left the meeting whilst these applications were discussed.**
  3. **Public Participation** – There was no member of the public present
  4. **Reports Part 1**
    - 4.1 **County Councillor's Report** – No report was received
    - 4.2 **District Councillors' Report**

**District Councillor Michael Cooper** reported he had attended the TDC Resources meeting and a £5 per year per household increase in council tax was recommended and will be submitted to TDC Council for approval.

Caterham Town Centre Working Group has recommended the appointment of Nexus to take forward the master plan for Caterham and will be submitted to TDC Council for approval. The Town Centre Working Group has stressed that the Consultants must concentrate on what is wanted and needs to be achieved in Caterham.

Regarding planning applications: 19 Station Avenue – prior application not approved; Church Hill application is being reviewed by the Tree Officer, Surrey Highways made no comment regarding the access; 72-74 Harestone Hill – decision is awaited; 8 Harestone Lane – refused; 57 Tupwood Lane – looks to be refuse; Barnfield time extensions – decision 15/16 March.

There followed considerable discussion pertaining to the Rose & Young site and applications to which the comments following the applications later in the minutes.

**District Councillor Beverley Connolly** reported that she had met with Louise Round, Chief Executive of TDC regarding the assets owned by TDC and the possibility of relocating the East Surrey Museum and CAB however the rental charges suggested by SCC are too high. TDC have to identify ways to reduce the deficit.
- The meeting regarding the Local Plan being held on Monday 15<sup>th</sup> February at 7:30pm to 9pm in the memorial hall at Soper Hall is being facilitated by the Parish Council with Cllr Gaffney chairing the session and the District Councillors plus Cllr David Weightman fielding questions from the attendees.

## 5. Planning

### 5.1 Current Planning

The following planning applications were discussed at the Council Meeting on Wednesday 10<sup>th</sup> February 2016.

#### Applications acknowledged as valid Monday 4<sup>th</sup> January – Friday 8<sup>th</sup> January 2016

TA/2015/2259                                      71 Harestone Valley Road                                      *Case Officer: Natalie Rowland*  
Erection of single storey extension to the front/side elevation and conservatory to the rear/side. Erection of first floor extension to the front elevation and a first floor extension to the rear elevation incorporating a balcony.  
**Leave to Neighbours**

#### Applications acknowledged as valid Monday 11<sup>th</sup> January – Friday 15<sup>th</sup> January 2016

No applications for Caterham Valley

#### Applications acknowledged as valid Monday 18<sup>th</sup> January – Friday 22<sup>nd</sup> January 2016

TA/2015/1926                                      67 to 69 Croydon Road                                      *Case Officer: Vivienne Riddle*  
Demolition of existing buildings and structures and erection of a mixed use building to provide retail space on the ground floor with 48 apartments over with ancillary basement car parking and associated works and infrastructure.

**While Caterham Valley Parish Council would welcome development of this site, we object to this application for the following reasons:**

- **This site is 0.22 hectares. TDC's own Core Strategy states that town development should allow from between 55 and 75 units per hectare in town centres. The maximum therefore on this site should be 17 units. 48 units with retail underneath is serious overdevelopment of the site.**
- **The scale and massing would be out of keeping with the existing surroundings and would present a dominant and overbearing appearance in relation to these surroundings.**
- **The application states that there are 12 x 1 bedroom, 30 x 2 bedroom and 6 x 3 bedroom apartments but the design and access statement says there are 13 x 1 bedroom, 29 x 2 bedroom and 6 x 3 bedroom apartments – which is correct?**
- **While we feel the development has adequate parking provision with 72 spaces for the apartments and an additional 61 for the retail units, we have concerns as to where all this extra traffic will be accommodated on our already overstretched roads. The access is a very serious concern as there is only one entrance and exit to this development. The possible exit of so many extra cars onto Station Road will cause severe congestion around the Caterham centre roundabout and lead to issues with flow of traffic onto the Godstone Road, Church Hill and potentially Croydon Road.**
- **There is no adequate amenity space for 48 units on this site.**  
**We therefore request that this application is refused.**

TA/2016/81                                      Barnfield, War Coppice Road                                      *Case Officer: Vivienne Riddle*  
Variation of condition 2 of planning application 2014/630 dated 20 January 2015 to allow for an increase in working hours.

**A pre requisite on this site was that a 4 metre bund (embankment) be built before any work takes place; as this has not been done all activity should cease.**

**The new opening hours of 06.00 to 18.00 Monday to Friday and 08.00 to 13.00 on Saturday are not acceptable, discussions with local residents have confirmed that the site is in use from 5.30am and no noise barrier has been built to protect the residents from the noise. We request that this application is refused as we are not convinced the owners will abide by the hours requested.**

#### Applications acknowledged as valid Monday 25<sup>th</sup> January – Friday 29<sup>th</sup> January 2016

TA/2016/79                                      4 Upwood Gorse, Tupwood Lane                                      *Case Officer: Stephanie Milne*  
Installation of three rooflights, replacement window between hall and garden room and insulation to roof and attic room walls in addition to internal modifications, repairs/alterations to roof and repairs/replacement of rainwater goods.

**Leave to neighbours**

TA/2016/88                                      4 Upwood Gorse, Tupwood Lane                                      *Case Officer: Stephanie Milne*  
Installation of three rooflights, replacement window between hall and garden room and insulation to roof and attic room walls in addition to internal modifications, repairs/alterations to roof and repairs/replacement of rainwater goods. (Listed Building Consent)

**Leave to TDC Officers**

TA/2016/102a 129 Farningham Road *Case Officer: Robin Evans*  
Variation of condition 2 of planning permission TA/2015/619 dated 23 June 2015 to allow alterations to the heights of buildings C, D, E; amendment to building L to permit render and amended levels across the site with respect to B, C, D and E.

**The Parish Council noted that this work has already been undertaken and therefore made no comment**

TA/2016/114 14 Beechwood Road *Case Officer: Stephanie Milne*  
Erection of dormer to north elevation in association with conversion of loft space to habitable accommodation. (Certificate of Lawfulness for a Proposed Use of Development)

**Leave to TDC Officers**

TA/2016/103 129 Farningham Road *Case Officer: Robin Evans*  
Variation of condition 2 of planning permission TA/2015/625 dated 23 June 2015 to allow alterations to the heights of buildings C, D, E; amendment to building L to permit render and amended levels across the site with respect to B, C, D, E, F, G and H and elevation

**The Parish Council noted that this work has already been undertaken and therefore made no comment**

#### **Applications acknowledged as valid Monday 1<sup>st</sup> February – Friday 5<sup>th</sup> February 2016**

TA/2016/156 28 Harestone Hill *Case Officer: Adem Mehmet*  
Erection of single storey rear extension, single storey front extension and first floor side extension.

Erection of three dormer windows to front elevation and installation of roof lights to rear elevation in association with conversion of loft space to habitable accommodation.

**Leave to Neighbours**

TA/2016/144 89-95 Godstone Road *Case Officer: Helen Blogg*  
Demolition of existing buildings. Erection of 19 flats and associated parking and landscaping.

**The Parish Councillors are concerned that the pavement is not maintained during the development stage. Regarding the application the Parish Councillors made no comment.**

TA/2016/138 67 to 69 Croydon Road *Case Officer: Vivienne Riddle*  
Demolition of existing buildings. Erection of part 4, part 5 storey building comprising a hotel (Class C1) above a ground floor restaurant and commercial unit for flexible use (classes A1, A2, A3, B1, D1 and/or D2), together with landscaping and parking

**While Caterham Valley Parish Council would welcome development of this site, we object to this application for the following reasons:**

- **This site is 0.22 hectares. Previous applications TA/96/1110 was an office building of 3400 sq meters with 182 parking spaces and TA/2002/1707 was 3175 square meters of office space with 117 parking spaces. The current site is 1950 square meters and the potential new development will be 4923 square meters. A 107 bedroom hotel with retail underneath is gross overdevelopment of the site.**
- **5 storeys would lead to the scale and massing being of keeping with the existing surroundings and would present a dominant and overbearing appearance in relation to these surroundings.**
- **There are only 75 car parking spaces for 107 bedrooms and 100 part-time staff. This is completely inadequate parking in an area that suffers from a serious lack of parking. As the majority of the clientele are likely to be travelling, it is reasonable to expect that most will have cars. It is a myth to assume that all will use our local transport i.e. trains into London or local bus services. It is likely that many will be travelling further afield to places that are not easily accessible by our local public transport and therefore 75 spaces is derisory. Hotels do not always keep regular hours and staff will be unable to use public transport so will need parking facilities too. Therefore no allocated staff parking is ridiculous. Beefeaters are popular restaurants so it is also likely that people will travel to eat there. The restaurant's additional clientele will also require parking. We do not accept that 75 spaces are sufficient for a development of this size.**
- **We have serious concerns as to where all this extra traffic will be accommodated as our already overstretched roads cannot cope with more traffic. The access is a very serious concern as there is only one entrance and exit to this development. The possible exit of so many extra cars onto Station Road will cause severe congestion around the Caterham centre roundabout and lead to issues with flow of traffic onto the Godstone Road, Church Hill and potentially Croydon Road.**

We are aware of the strong views of the local residents in the wish to redevelop this site. However, this is not an acceptable solution to the Rose and Young eyesore and we therefore request that this application is refused.

- This application is gross overdevelopment; the building is aesthetically unattractive and will not enhance the townscape.

TA/2016/98 138 Stafford Road

Case Officer: Stephanie Milne

Erection of first floor side extension

**Leave to neighbours and TDC Officers**

TA/2016/95 177 Stafford Road

Case Officer: Natalie Rowland

Demolition of existing detached garage. Formation of hardstanding. Erection of retaining wall and detached outbuilding to rear.

**The Parish Council expressed surprise that the garage has been demolished prior to permission being granted. The Parish Council is concerned as to the outbuilding to the rear requiring planning permission and requests further clarification to ensure it is not a habitable dwelling. No issues with the demolition of existing detached garage, formation of hardstanding and erection of retaining wall. Leave to officers.**

TA/2016/60 329 Croydon Road

Case Officer: Vivienne Riddle

Formation of 4 parking spaces and widened vehicular access

**Leave to Officers**

## 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 13<sup>th</sup> January 2016 were agreed and signed as a true record.

Cllr M Jones did not recall having agreed to follow up the issues pertaining to the defibrillators. The Clerk agreed to speak to District Councillor Beverley Connolly regarding the siting of a defibrillator at Soper Hall. **Action: Clerk**

7. **Reports**

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

- **TDC Local Plan** – a working group was held on Tuesday 9<sup>th</sup> February to discuss the Local Plan and pull comments together for consideration by the full Parish Council. Discussion followed and following some additions and minor alterations the contents were approved for submission. Cllr M Jones requested time to read the comments and document however was informed that the comments had to be approved at full council meeting and comments were to be submitted to the clerk prior to the meeting on 9<sup>th</sup> February.
- **Benches** – The Clerk reported that County Councillor Sally Marks has funded a bench for the use of residents. The site is to be confirmed.  
**Action: Clerk to review**
- **Newsletter** – the next edition of the Parish Newsletter is being drafted and articles are required by 20 February.
- **Annual Parish Meeting & Speaker** - Clerk confirmed the speaker has been booked. It was agreed due to the timing of the Parish Elections and the count that the May Parish Meeting be deferred to 18<sup>th</sup> May.  
**Action: Clerk**
- **East Surrey Transport Committee** – Clerk to speak with Cllr Peter Roberts regarding serving on the committee.  
**Action: Clerk**
- **CAB Donation Request** – The Parish Councillors unanimously confirmed not to provide a donation
- **Planters** – How Green Nursery are going to be replanting all the planters in Godstone Road and Croydon Road as soon as the weather warms up

- **Roundabout advertising** - Clerk to speak to TDC regarding having the signs removed from the roundabout. **Action: Clerk**

## Part 2 for information

2016

9 March	Parish Council Meeting – Soper Hall	ALL
13 April	Parish Council Meeting – Soper Hall	ALL
18 May	Parish Council Meeting & Annual Parish Meeting– Soper Hall	ALL
8 June	Parish Council Meeting – Soper Hall	ALL
13 July	Parish Council Meeting – Soper Hall	ALL
10 August	Parish Council Meeting – Soper Hall	ALL
14 September	Parish Council Meeting – Soper Hall	ALL
12 October	Parish Council Meeting – Soper Hall	ALL
9 November	Parish Council Meeting – Soper Hall	ALL
14 December	Parish Council Meeting – Soper Hall	ALL

### 7.2 Chairman’s Report

The Chairman had received a letter from CPRE requesting funding to fight the Local Plan. It was agreed not to make a donation. The Chairman attended the Local Plan work group meeting on 9<sup>th</sup> February.

### 7.3 Parish Councillors’ Reports

**Cllr J Gaffney** – has had the disabled parking bay reinstated; the district councillors have been advised of the hoarding at the Valley pub site and the condition of the pathway. Residents are upset regarding the proposed rent for the East Surrey Museum. Cllr Gaffney attended a Steering Group meeting, Caterham Town Centre Working Group meeting and the Local Plan work group meeting.

Cllr Gaffney requested that Cllr Jones stops using her name adversely when trying to score points in arguments that he has with local residents on social media, particularly as she has not had any input into those discussions. Cllr Gaffney further requested that Cllr Jones stops putting inaccurate information about her on social media specifically regarding the decision by TDC to change the Adult Education and Social Services sites from market housing to rented accommodation. Cllr Jones stated on social media that if Cllr Gaffney had consulted him in relation to this decision that he could have helped, implying that she had dealt with the matter herself to no avail. Cllr Gaffney clarified that she had contacted the local District and County Councillors to see if they could influence the decision but TDC were adamant that it would stand. Cllr Gaffney stated that she wasn’t aware that she also had to consult with Cllr Jones regarding this matter.

**Cllr M Jones** - attended the Local Plan meeting at Caterham on the Hill, held a Question and Answer session regarding the Local Plan on the local radio. Cllr Jones has also advised district councillors of the concerns regarding the Valley Pub hoarding. The Salvation Army site is up for auction. ID site is under offer and the lease is negotiable as is the lease for the Blockbuster site. Cllr Jones obtained a quote for leaflets publicizing the Local Plan. Local businesses have approached Cllr Jones with a request for a business forum.

**Cllr J Servant** - attended a Steering Group meeting, Caterham Town Centre Working Group meeting, Patient Reference Group meeting and the Local Plan Work Group meeting.

## 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	£ 937.68
Festive Lighting	Final payment for Christmas lights	£3600.00
Viking Direct	Stationery	£ 20.79

8.2 Review of Expenditure – January 2016 (**previously circulated**)

9. **Correspondence** – for information only. 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)**

**Meeting over at 1020**