



(INCORPORATING VALLEY AND HARESTONE WARDS)

CATERHAM VALLEY PARISH COUNCIL - PLANNING COMMITTEE MEETING

Minutes of the meeting of Caterham Valley Parish Council Planning Committee,
held in The History Room, Caterham Valley Library, Stafford Road, Caterham
on Wednesday 4th April at 7:00pm

Cllr Nicole Morigan

Cllr Peter Roberts

Cllr Cherie Callender

Cllr Jenny Gaffney

Cllr Yvonne Gomes

Mrs Deborah Brent - co-opted member

Mr Peter Brent - co-opted member

Mrs Annette Evans - co-opted member

Mrs M Gibbins

Clerk to Caterham Valley Parish Council

MINUTES

1. **Apologies for absence:** to receive and accept apologies for absence.
Cllr Alun Jones due to work commitment
2. **Declarations of Disclosable Pecuniary Interest:** *To receive any disclosure by members of personal pecuniary 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. Anyone with a prejudicial interest must, unless an exception applies, or a dispensation has been issued, withdraw from the meeting.* There was none declared
3. **Public session:** There was one local resident in attendance regarding application TA/2018/448.
4. **To consider and make comment on the following Planning Applications:**
 - 4.1 TA/2017/733
Conversion of existing care home into 8 flats. (Amended plans)
Heronwood, 51 Harestone Hill, Caterham CR3 6DX *Case Officer: Robin Evans*
Comment: All previous comments submitted by Caterham Valley Parish Council still apply. TDC Officers should also consider the concerns raised by the residents. The proposed development contravenes the Harestone Valley Design Guidance in a number of areas.
 - "Parking is provided on the plot in discreet form" and "the area is characterised by cars hidden in garages or due to the natural landscaping". This proposed design is greatly out of character in both build form and site layout with the site dominated by car parking.

Point 4.13 in the Design Guide describes that new flatted development should be set back from the road in the form of pavilion blocks that are similar in height, massing and proportions to large Victorian villas. This is not the case in this instance. While we welcome the fact that the existing building is being retained, the proposed extensions are far in excess of the prevailing property sizes.

- Point 8.10 states “in larger developments like a block of flats a dominance of car parking should be avoided by providing parking in small groups. Planting sufficient vegetation should break up the visual appearance.” There doesn't appear to be any evidence of this in the plans. Also any additional parking will encroach on the G1 category that will damage the root system as existing hard standing is in situ.
- There are only 14 parking spaces indicated on the proposed plans. Tandridge Parking Standards state that 1.5 spaces, if unallocated, are required for each flat. Therefore, this potential development should have a minimum of 15 spaces. Current provision is inadequate and would cause an increase in off street parking on an unadopted road. There should be 1 visitor parking space for every 4 parking spaces.
- The Parish Council requests that all parking spaces are unallocated.
- The existing floor plans do not match the site plan and how it sits in adjacent to the building.
- Harestone Hill is identified in the Harestone Design Guide which identifies the local characteristic of mature trees and vegetation. The plans for this development seems to lack a landscaping plan. Based on the Design Guide, we would request that one is submitted and the character is maintained.
- The Design Guide states that cars are not typically visible in the street scene and car parking is discretely accommodated on the plot and screened by vegetation and hedges. This should be the case with this development.
- Bats are on site in this property and this needs to be addressed.
- Landscaping report on the site is not considering the trees on neighbouring property; the roots of which will be disturbed with the proposed works.

4.2 TA/2018/527

Erection of single storey side extension incorporating integral garage and conversion of existing garage to habitable accommodation. Removal of garage door and installation of window to front elevation.

10 Loxford Way, Caterham CR3 6BX

Case Officer: Hannah Middleton

Comment: The Parish Councillors made no comment and leave to TDC Officers and neighbours

4.3 TA/2018/448

Part demolition of rear projection. Erection of porch to front elevation, single storey rear extension and addition of first floor in association with new roof over.

3 Loxford Road, Caterham CR3 6BH

Case Officer: Hannah Middleton

Comment: The Parish Councillors made no comment and leave to TDC Officers and neighbours. Comments submitted from neighbours to be considered.

4.4 TA/2018/440

Formation of new access and driveway linking to Tupwood Scrubbs Road. Erection of 1.25 metres high fence/railing with vehicular access gate.

Wildwood, Upper Harestone, Caterham CR3 6BQ

Case Officer: Jessica Hampson

Comment: The Parish Councillors request that a biodiversity study is undertaken and notes submitted by a local resident regarding the ancient woodland should be adhered to. The Councillors recommend that drainage issues are addressed, adequate site lines are created as exit from the driveway is onto a blind bend. A possible low speed limit be enforced and

mirrors erected to assist the exit from the driveway. All views submitted by the neighbours to be considered.

4.5 TA/2018/433

Erection of two storey extension to west elevation. (Certificate of Lawfulness for a Proposed Use or Development)

7 Weald Way, Caterham CR3 6EL

Case Officer: Hannah Middleton

Comment: The Parish Councillors leave to TDC Officers. The Parish Councillors question whether this application would have come under the permitted development regulations if it had been included on application TA/2017/2147

4.6 TA/2017/2147/Cond1

Details pursuant to condition 4

7 Weald Way, Caterham CR3 6EL

Case Officer: Julie Lunn

Comment: The Parish Councillors leave to Arboriculturist

The meeting concluded at 7:25pm

Date of the next meeting of the Planning Committee: will be held in the History Room, Caterham Valley Library, Stafford Road, Caterham, on Wednesday 25th April 2018 at 7:00pm

Copies of Parish Council minutes are held by the Clerk and are available on the

Parish Council web-site: www.caterhamvalleypc.org.uk

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