



(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 21st November at 7pm

Cllr. Nicole Morrigan
Cllr. Cherie Callender
Cllr. Jenny Gaffney
Mr Peter Brent - Co-opted Member

Cllr. Peter Roberts
Cllr. Ines Salman
Mrs Annette Evans - Co-opted Member
Mrs M Gibbins - Parish Clerk

MINUTES

1. **Apologies for absence:** received and accepted apologies for absence.
Cllr Alun Jones
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 were 4 members of the public who attended the meeting in respect of application TA/2018/1963. One member spoke and the councillors listened to the comments and the Chairman thanked them for attending the meeting and raising their concerns.
4. **To consider and make comment on the following Planning Applications:**
 - 4.1 TA/2018/1963
2 no. Additional levels to the existing building over existing car park with 8 no. new residential dwelling Units comprising on 7 no. 2 Beds & 1 no. 3 Bedroom apartments. Omission of 1 no. Retail Unit for main street access for the units; facade changes to the existing building with new glazing, openings and material treatments.
60 Croydon Road, Caterham CR3 6QB *Case Officer: James Amos*
Comment: Caterham Valley Parish Council objects to this application for the following reasons:
 - The Design and Access statement for this proposed development appears to be completely inadequate for a development of this size.
 - The density of a development is based on the footprint of the site which according to The application form is 800 sq metres. On the basis that the site is 800 sq metres, this allows for 6 units at 75 units per hectare. There is no account taken of the existing retail units and with an additional eight residential units, this is gross overdevelopment of the site.

- The proposal would mean the loss of a retail unit on Croydon Road. In the 2015 Tandridge Retail and Leisure Study, this area of Croydon Road was classified as Secondary Frontage. Secondary frontage is described as providing greater opportunities for a diversity of uses such as restaurants, cinemas and businesses. It is Tandridge Council's policy to ensure that retail is the main function of the frontage. This means that the retail aspect should not be compromised. The Caterham Masterplan does not propose any changes to this, and the development will lead to the loss of a retail unit to make way for the entrance to the flats, just when residents of the town are expecting redevelopment to occur. This is also not acceptable as it will set a precedent for future loss of retail space in this area.

One of the concepts of the Caterham Masterplan is to increase the retail offering so this is contradictory to the proposed strategy for the north end of the town.

DP2: Town Centre Development

- This application is contrary to DP2 which supports development in terms of scale, type and design. This proposed development does not meet these criteria. The loss of another retail unit does not support the long-term vitality and viability of the town centre.

DP5: Highway Safety and Design

- The conversion of the unit to residential, and associated change to the access into the car park, will lead to considerable safety concerns in Colin Road. The road in its nature is narrow and steep with limited residential parking. Some of the current residents rent spaces in the existing car park. All those displaced by the new development will have to park in the surrounding roads, further overstressing the already overcrowded roads and exacerbating existing parking problems.
- The proposed access into the car park appears to be via a ramp immediately adjacent to the unmade road that runs along the length of the rear of Farningham Road. There will be limited visibility of cars exiting the car park via the unmade road due to the angles and supporting structures leading to a risk of a vehicle clash upon exiting. This proposal as it stands is huge vehicle safety risk.
- All the extra cars coming in and out of Colin Road, and the problems that will arise with access for refuse lorries and emergency vehicles, make this dangerous to highway safety. A further eight properties will severely impact this also.

DP7: General Policy for New Development

- Whilst the veneer to the front of the property could be considered to be different in design, it must be noted that this is only a cladding, and the other elevations are bland and could be seen to dominate Colin Road, a street of Historic houses in Caterham Valley.
- The build form has made no attempt to maintain a similar mass or character to the rest of Croydon Road. The height of the building is significantly above the buildings immediately adjacent to the proposed site. Whilst reference is made to the buildings across the road, this proposal does not sit immediately next to them, and the sudden increase in building height and massing will be out of character with these properties.
- The built form is not in keeping with the prevailing streetscape and doesn't make any attempt to compliment the buildings either side. It is a vast over intensification of the site compared to the surrounding buildings.
- To use the Rose & Young site development as a precedent for this potential development is not realistic as it does not take into account the style of the properties on the Henry's site and along that side of the road, which are all late Victorian and early Edwardian and which add character and variety to the streetscape. The proposed additional two storeys would give a monolithic look and be completely out of character on that side of the road.

- It is not clear what split there will be of parking for the retail units and offices or the residential, and as such it is not possible to comment on the specific of the parking numbers. However it is fair to say that the Tandridge Parking Standards of one and a half spaces unallocated or 2 spaces allocated would be required as a minimum due to the issues with parking on immediate roads. This parking issue was highlighted in the recent planning appeal pertaining to 74 Croydon Road.
- The changes to access and egress from the parking area will impact the on street parking availability in Colin Road. The road is characterised by semi detached cottages with no off street parking. All parking is done on Colin Road in the limited number of spaces available. The number of cars that do park on this road is significantly higher than the capacity of the road, but is managed through the goodwill of the neighbours and their mutual understanding of the issues they all suffer from. The loss of the spaces to facilitate the access and egress will significantly harm the amenity of the residents living in the road.
- It has also been noted that the proposal suggests that no parking is currently available on site and the people who currently work on site would park on the road as they currently do. There is no all day on street parking, other than on Farningham Road where parking stress already exceeds 100% and this is the same for Colin Road. The car park is currently used by the employees and any suggestion that it is not appears to be misguided.
- The size, scale and nature of the development will significantly impact the houses on both Farningham Road and Colin Road, impacting on the privacy of the occupants of those properties. The dominant nature of the development will lead to loss of light to the residents on Colin Road for large parts of the day leaving living rooms to appear dark and dank as a result.
- It is not easy to see from the plan, but it appears that the distance between buildings could be less than 22 metres.
- The development will not leave a satisfactory environment for residents who currently live in Colin Road, with the darkness the building will cast over the homes, the additional traffic and the loss of their only nearby on-street parking provision.
- The sustainability of the development needs to be reviewed in totality. The application has some vague mentions that they will look at sustainability initiatives however, as part of a full application, solar panels should be included and considered as part of the overall application.
- The application should also be clear on the provision of grey water usage and EV charging points as these elements would form part of the application and layout and need to be considered, or removed from the application, and the sustainability of the application considered on what is actually included.
- Whilst it is suggested that the building is based on an earlier design which is situated in Bayswater, London, this proposal does not appear to have been actually built to that design. It should also be noted that context in which it was proposed to sit next to an eight/ nine storey building. This differs significantly from the context of this proposal.
- The impact on the local infrastructure should also be considered. There have been a number of severe flooding issues in Caterham over the last few years. It really is time that TDC took the cumulative effect of all these developments into account rather than looking at each proposed development individually.
- The bottom of Colin Road regularly floods and it is a steep slope. The development is in close proximity to the known wet spot on Croydon Road. Consideration should also be given to the residents of Croydon Road who have suffered overflow sewage due to capacity issues. Whilst this development will not significantly increase the risk, the cumulative effect of development, of which this forms part, must be considered in reviewing this application.

Caterham Valley Parish Council request this application is refused. Should the Officer be minded to approve this application the District Councillor for the Ward will request that it goes to full committee.

4.2 TA/2018/2110

Proposed single-storey extensions to East and West elevation. Proposed glazed canopy to North Elevation.

The Mound Lodge, War Coppice Road, Caterham CR3 6AS

Case Officer: Paige Barlow

Comment: The Parish Councillors leave to TDC Officers

4.3 TA/2018/1822

Demolition of existing attached garage. Erection of two storey gable roof extension to front elevation, single storey front, side, part single/part two storey rear extensions incorporating pitched roof over existing single storey extension to north elevation, Juliet balconies to rear, enlarged dormer windows to north, west and south facing roof slopes in association with conversion of additional loft space to habitable accommodation. Relocation of existing chimney to south facing roof slope. Alterations to fenestration incorporating open porch to front elevation and installation of roof light to south facing roof slope, bay windows, windows and doors. (Retrospective)

100 Harestone Valley Road, Caterham CR3 6HF

Case Officer: Hannah Middleton

Comment: The Parish Councillors leave to TDC Officers

4.4 TA/2018/2084

Extension of the existing two-storey home for the elderly at ground and first floors to create additional residents accommodation. This includes a change of use from C3 to C2.

Comment: The Parish Councillors expressed concern regarding the apparent lack of toilet/bathroom facilities in respect of the additional rooms. The Councillors are also concerned that there is no increase in off street parking provision. The Officers are requested to check that the premises are compliant with CQC regulations with regard to the above concerns plus the kitchen and accessibility requirements.

4.5 TA/2018/2120

Variation of condition 2 of planning permission Ref: 2016/2075 dated 3/1/2017 to extend the size of the first floor side element of the extension (Erection of a first floor side and rear extensions)

Pilgrims Corner, Gravelly Hill, Caterham CR3 6ES

Case Officer: Paige Barlow

Comment: The Parish Councillors leave to TDC Officers

4.6 TA/2018/2203

Alterations to existing dwelling and erection of three dwellings

Merrydowne, 121A Harestone Hill, Caterham CR3 6DL

Case Officer: Louise Wesson

Comment: The Parish Councillors advise that this application is against the Harestone Design Statement and is a back garden development.

The Parish Councillors request that if the Officer is minded to approve this application that it is taken to full committee.

Date of the next meeting of the Planning Committee: will be held in the History Room, Caterham Valley Library, Stafford Road, Caterham, on Wednesday 12th December 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

Mrs M Gibbins, Parish Clerk, Salmons, Salmons Lane, Whyteleafe, Surrey CR3 0HB Tel: 07510 226989