

CATERHAM VALLEY



PARISH COUNCIL

(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 31st January 2018 at 6.30pm.

Cllr Cherie Callender
Cllr Nicole Morrison
Cllr Peter Roberts
Peter Brent and Annette Evans (co-opted members)

Mr S Bold - Locum Clerk

MINUTES

The meeting started at 6:40pm.

1. **Election of Chairman and Vice-Chairman**

Nominations for the position of Chairman were invited. Cllr Nicole Morrison was the only nomination made by Cllr Peter Roberts and seconded by Cllr Cherie Callender. The Committee voted unanimously and Cllr Nicole Morrison was duly appointed Chairman to the Committee (in accordance with the Planning Committee Terms of Reference).

Nominations for the position of Vice-Chairman were invited. Cllr Peter Roberts was the only nomination made by Cllr Nicole Morrison and seconded by Cllr Cherie Callender. The Committee voted unanimously and Cllr Peter Roberts was duly appointed Vice-Chairman to the Committee (in accordance with the Planning Committee Terms of Reference).

2. **Apologies for absence:** to receive and accept apologies for absence.
Mrs Deborah Brent.

3. **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 were none declared.

4. **Public session:** 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.
Four visitors attended the meeting (for part of the time). Comments were raised in respect of TA/2017/2641.

5. **To consider and make comment on the following Planning Applications:**

5.1 TA/2017/2352

Variation of condition 2 to planning application TA/2012/1477 dated 26 April 2012 to allow for changes to the external fenestrations and landscaping and the addition of a flat roof canopy to the front entrance and a cycle store.

Former Lynton Croft Residential Home, 9 to 11 Stanstead Road, Caterham CR3 6AD

Case Officer: Christopher Hall

Comment: Leave to TDC Officers.

5.2 TA/2017/2406

Variation of conditions 2 and 3 of planning application TA/2016/1716 to allow for alterations to the external appearance of the house to match the existing house at 333 Croydon Road and to create an open plan effect on the ground floor.

333 Croydon Road, Caterham CR3 6PL

Case Officer: Paige Barlow

Comment: Leave to TDC Officers.

5.3 TA/2017/2475/NH

Demolition of existing conservatory. Erection of single storey rear extension measuring 4m deep with a maximum height of 4.45m and an eaves height of 3.85m. (Notification of a Proposed Larger Home Extension)

Norwood Lodge, 68 Tupwood Lane, Caterham CR3 6DP

Case Officer: Paige Barlow

Comment: Noted that this application has been withdrawn (having been replaced by 2017/2632/NH which had already been dealt with).

5.4 TA/2017/2520

Demolition of existing garage. Erection of garage incorporating storage within loft space.

43 Dome Hill, Caterham CR3 6EF

Case Officer: Jesica Hampson

Comment: That the TDC Planning Officer should take into account the objection raised by a neighbour.

5.5 TA/2017/2633/NH

Erection of single storey rear extension measuring 3.71m deep with a maximum height of 3.3m and an eaves height of 2.44m. (Notification of a Proposed Larger Home Extension)

32 Markville Gardens, Caterham CR3 6RJ

Case Officer: Hannah Middleton

Comment: Noted that this application has been withdrawn.

5.6 TA/2017/2673

Erection of dormer to west elevation in association with conversion of loft space to habitable accommodation. (Certificate of Lawfulness for a Proposed Use or Development)

91 Commonwealth Road, Caterham CR3 6LW

Case Officer: Paige Barlow

Comment: It is noted that the neighbours have not commented (when last checked). The Planning Officer to check whether the proposed conversion would overlook the neighbouring property e.g. the garden and rear bedroom and if this is the case there is a concern about the loss of amenity to the property in Farningham Road.

5.7 TA/2017/2598

Erection of single storey side and rear extension.

8A Mount Pleasant Road, Caterham CR3 6LP

Case Officer: Hannah Middleton

Comment: Wish to raise a concern about the impact and potential loss of amenity to the residents of the flat above (by virtue of the extension and flat roof below).

5.8 TA/2017/2641

Demolition of existing outbuilding and erection of 1no. building to provide 2 semi-detached houses with associated parking.

64 & 66 Beechwood Road, Caterham CR3 6NB

Case Officer: Robin Evans

Comment: Objection for the following reasons:

There are serious concerns that this is a piecemeal development. It is clear that the intention is to circumvent the objections raised on the previous application. This issue has also been made by the resident at 52 Beechwood Road. The original application, TA/2017/1282, was refused by the Planning Committee. It was for 2 semi-detached houses with 4 parking spaces and a block of 3 flats with 3 parking spaces. The current application TA/2017/2641 is for two semi-detached houses with 4 parking spaces.

The developer has split the application when they should have submitted a complete application with revised plans for the whole development instead of trying to give the impression that this is two separate developments. This has been cynically done to maximise the chance of the individual applications being approved and not being assessed as a whole. The probability is that parking, as in the first application, will take up the whole of the front of the site, but achieved in two applications. By splitting this site into two applications, each of which will be viewed independently, the developer can circumvent the objection while still delivering the same solution that was rejected. This will also lead to the same amount of parking displacement that was also rejected in the original application.

Policy DP8 - Residential Garden Land Development

This area of this application is the shed adjacent to no. 66 Beechwood Road. It is therefore a back garden development.

It does not maintain and enhance the appearance of the area as the road is currently built up and the current property creates a natural break in the houses on the road. Beechwood Road is characterised by a number of property types. This creates a break which comprises of a small number of detached properties. The proposed development will go some way to creating a more homogenised street scene thus losing its individualistic character.

Parking & Traffic

The Vehicle Crossover Guidance Notes from Surrey County Council state that a widened vehicle crossover may be refused if there is a very high demand for on street parking and the impact of the widened crossover would be severe. This could apply in the case of the development. Although we are pleased to note that there is adequate parking with the 2 houses at 4 spaces as set out in the Tandridge Parking Standards SPD 2012, the development would result in additional on-street parking. The displacement of the current on-street parking in a road where parking stress routinely exceeds 100% would significantly impact congestion and harm neighbouring amenity. No. 62 Beechwood Road demonstrates the possibility of allowing off-street parking without having a significant impact on the on-street provision, and cues should be taken from this development.

Tandridge Parking SPD talks about 'where conversions without adequate parking can lead to on-street parking and neighbour disputes. Where such a conversion takes place the Council will require the full provision of spaces to the residential standard to meet the needs of the 'host' dwelling and all the new dwellings.' With the loss of the parking for the dwelling at 66 Beechwood Road, 3 spaces are required for 66 before the development can be considered, and the plans make no provision for this. Whilst the proposal delivers the number of parking spaces, it does not give any dimension so we are not clear that it adheres to the Tandridge Parking Standards.

Should this application be approved, we request that a caveat is included so that the parking spaces remain with these 2 properties, the subject of this application, and cannot at some point before sale be reallocated. Adequate car parking at this whole site is very important as 49% of people in the local area use their cars for work (as detailed in the Neighbourhood Statistics of the 2011 census).

Policy DP7 - General Policy for new development - Character and Layout

The design of this property is generic with an eye on value engineering rather than placemaking. It presents a frontage not in keeping with the neighbouring properties. The proposed development does not taper the building line from 62 into 66. More attention to the building line should have been made to help maintain this section of interest in the road and not then cutting off no 62 to look isolated.

The proposed plan has a frontage dominated by parking. The road is characterised with a mixture of frontages creating interest and distinctiveness.

Amenity

Due to the nature of the sloping site and, as 62 Beechwood Road is stepped back from the road, the relative location and relative size of the semi detached houses as compared to what is currently on site will result in an impact on light and amenity for number 62. This should

be considered for the current and any future owners of number 62. The property will impose upon no. 62 blocking sunlight for large parts of the day. The rear of the semi-detached properties will overlook the garden of number 62 which will affect the privacy of current and future owners. The displacement of the on-street parking will also severely impact the neighbours on the road. There is no capacity for the road to absorb this displaced parking.

Sewers

In addition to the properties on the Adult Education Centre site, this application, with the future potential development of number 66, will have a material impact on the sewer to cope at peak times. The assessment should not just look at the impact of the one property but should consider the aggregate impact of all extensions and developments in the last 5 years.

Renewable Energy and Energy Conservation

The application has no reference to renewable energy and energy conservation as set out in the TDC design and access statement guidance notes. The application should state what percentage saving in CO2 would be delivered through the incorporation of onsite renewable energy to reduce the consumption of fossil fuels.

Landscaping

The trees on the property are referenced in the Design and Access statement. While a number will be removed as they are 'low quality', provision must be made to ensure that all the remaining trees are protected against damage by development to this part of the site and the remaining area.

Finally, we would recommend that TDC ask for planning applications to be submitted concurrently for both site nos. 64 & 66 before consideration of either site. This would follow the precedent set by Bolton Council in the case of Sparkle Development at the Grundy Fold Farm in October 2017.

If TDC are minded to agree this application, then it should be on the basis of no development of no. 66.

5.9 TA/2018/69

Erection of single storey rear extension
32 Markville Gardens, Caterham CR3 6RJ
Case Officer: Hannah Middleton

Comment: Leave to TDC Officers.

5.10TA/2018/24

Erection of single storey front and side extension and installation of window to first floor side elevation.

28 Timber Hill Road, Caterham CR3 6LD
Case Officer: Hannah Middleton

Comment: If TDC are minded to approve this application then the previous conditions attaching to 2017/2205 should be carried over to this case too.

6. Appeals

TA/2017/1415 32 Godstone Road, Caterham

Comment: None.

Date of the next meeting of the Planning Committee: will be held in the History Room, Caterham Valley Library, Stafford Road, Caterham, on Wednesday 21st February 2018 at 6.30pm

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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