

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 9<sup>th</sup> January 2019 at 6:30pm

Cllr Nicole Morrigan

Cllr Cherie Callendar

Cllr Alun Jones

Cllr Jenny Gaffney

Cllr Peter Roberts

Mrs Annette Evans - co-opted Member

Mr Peter Brent - co-opted Member

Mrs M Gibbins

Clerk to Caterham Valley Parish Council

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## MINUTES

1. **Apologies for absence:** to receive and accept apologies for absence.  
There was none received
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. A Jones application TA/2018/2306*  
Cllr Alun Jones declared an interest in application TA/2018/2306 as he knows the applicant and left the meeting when the application was discussed.
3. **Public session:** 8 members of the public attended the meeting in respect of application TA/2018/2306. The Committee listened to the comments from the residents and confirmed they would be considered in their subsequent discussions. The Chairman thanked the residents for attending the meeting.

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

**4.1 TA/2018/2306**

Proposed first floor extension to form house from bungalow & internal alterations.

1 Highfield Drive, Caterham CR3 6GR

*Case Officer: Alex Taylor*

**Comment: Caterham Valley Parish Council objects to this proposal for the following reasons:**

- This application is contrary to CSP18 in that it does not respect the local character, setting and context of the Close it is in.
- The application is contrary to CSP19 in that it is out of keeping with the area.
- This application is also contrary to DP7 where development should be appropriate to the character of the area and safeguard amenity.
- There is a substantial increase in the architectural mass of the extended building. Highfield Drive is characterised by 2 large bungalows of equal height. To allow a large extension / redevelopment of the property on this scale will not keep the character of the Close.
- There is no tree screening that will alleviate the impact of such a large extension for the neighbouring properties.
- Both no 1 and no 2 Highfield Drive are on a slope as are nearby properties in Highfield Road. There are serious issues with overlooking in relation to a number of properties in close proximity to the proposed development. This will impact the privacy of all of those dwellings.
- Where no 2 Highfield Drive and no 4 Highfield Road are concerned, this proposed extension would have a serious impact on the privacy and light in these properties. The 2014 Right to Light Government paper states in point 1.1 that Natural light inside buildings is immensely important for comfortable living and working.
- The loss of privacy and light will cause overshadowing of the neighbouring properties and impinge on the amenity space of these properties.
- There is a lack of visibility. Highfield Drive is not a junction, just a dropped kerb leading onto Highfield Road which will cause sightline problems for any large vehicles delivering or exiting this side road. A banks-man would be necessary to ensure the safe entrance and exit of any traffic and the safety of those using Highfield Road and those entering and exiting the main highway at Croydon Road.
- Where would any construction vehicles park on this private drive without blocking access for the residents of number 2 Highfield Drive.
- We understand the planning officer visited the site on 7<sup>th</sup> January. However, he did not contact any of the affected residents and it is impossible to gauge the full impact of this proposed application without seeing it from inside the houses of the neighbouring properties. The resident at no 2 was at home at the time but only saw the officer as he was leaving the site.
- With an extension of this size we would also expect there to be provision for renewal energy at 10% as per CSP14.
- The planning officer must take the concerns of the residents in the neighbouring properties into consideration.
- There is no indication of the impact on the other properties from the plans and documents on the website.

Should the Officer be minded to approve this application District Councillor Dorinda Cooper will request that it goes to full Committee.

#### 4.2 TA/2018/2365/NC

Change of use from Shop to 1-bed dwelling (Notification of a Proposed Larger home Extension)

187 Croydon Road, Caterham CR3 6PH

*Case Officer: Louise Wesson*

**Comment: The Parish Councillors agree in principle to the change of use however there is limited information on the TDC website to identify any change to the elevation which needs to be undertaken to change the appearance to residential. There should also be three identifiable parking spaces. Adjacent residents are also concerned about the disruption while works are carried out. Provisions need to be put in place by the planning officer if minded to approve to mitigate this.**

#### 4.3 TA/2018/2403

Part two storey part single storey rear extension

245 Croydon Road, Caterham CR3 6PG

*Case Officer: Paige Barlow*

**Comment: The Parish Councillors leave to TDC Officers**

#### 4.4 TA/2018/2410

Enlargement of roof to create additional habitable roofspace to include 1 x front and 1 x rear dormer

14A Croydon Road, Caterham CR3 6QB

*Case Officer: Hannah Middleton*

**Comment: The Parish Councillors object to the front elevations as it is out of character and out of keeping with the historical aspect of the building and neighbouring buildings. The Parish Councillors have no objection to the rear providing the roof line is in character and design as stated in NPPF2. The other buildings are symmetrical and this proposal is out of character and there is no mention of the parking allocation.**

#### 4.5 TA/2018/2253

Demolition of existing building and erection of 18 flats with associated access. Details of appearance, landscaping, layout and scale. (Reserved Matters)

57 Tupwood Lane, Caterham CR3 6DB

*Case Officer: Lesley Westphal*

**Comment: The Parish Councillors considered there is insufficient information provided for a comprehensive comment to be made.**

**It is not in keeping with the development on that side of the road as there are no larger flatted development in proximity to the current site. Therefore this potential development is not in keeping with DP7, the character of the area, which comprises of houses rather than flats. The built form and mass is in contrast to the rest of this area of the road with the buildings dominating the site.**

**The plan contravenes DPL1; DPL3 and DPL4 of the Harestone Design Statement.**

**The plans contravene CSP18 and CSP19**

**The height of the prospective new blocks is a storey above that which is currently there. Because of the topography of the site, this potential development will overlook the existing properties and detrimentally affect the amenity value of those properties.**

**The Parish Council considers the plans are inadequate in detail especially with respect of determining the overall height of the building and the landscaping.**

**Landscaping plans are supposed to show elements of screening and neighbouring properties will be impacted for a number of years until the planting is established.**

**4.6 TA/2018/2432**

Demolition of conservatory and proposed single storey rear extension

Redwing, 23 Loxford Road, Caterham CR3 6BH

*Case Officer: Emma Wachiuri*

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

**4.7 TA/2018/2377/TPO**

TPO 161 (T). (G2) Yew and Holly - reduce lateral branches by up to 3 metres to reduce encroachment onto the lawn and buildings.

46 Tupwood Lane, Caterham CR3 6DP

*Case Officer: Steve Hearn*

**Comment: The Parish Councillors leave to arboriculturist**

**Meeting closed at 1906**

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**Date of the next meeting of the Planning Committee:** will be held in the History Room, Caterham Valley Library, Stafford Road, Caterham, on Wednesday 30<sup>th</sup> January 2019 at 7pm

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

Parish Council web-site: [www.caterhamvalleypc.org.uk](http://www.caterhamvalleypc.org.uk)

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