



(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 13th March 2019 at 6:30pm.

Cllr Nicole Morrigan
Cllr. Cherie Callender
Cllr Alun Jones
Cllr Ines Salman
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:** received and accepted apologies for absence.
Cllrs. Peter Roberts and Jenny Gaffney

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.* Cllr Alun Jones declared an interest in application TA/2019/298 as he knows the applicant and left the meeting when the application was discussed.

2. **Public session:** 5 members of the public attended the meeting in relation to planning application TA/2019/298. The Chairman thanked the residents for attending and for their comments.

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

4.1 TA/2019/146/TPO

Various tree management works as specified within the application documents

10 The Clares, Caterham CR3 6RW

Case Officer: Alastair Durkin

Comment: The Parish Councillors leave to arboriculturist

4.2 TA/2019/289

Demolition of the garage and external store, construction of two storey side extension, rear single storey extension and first floor front extension over the existing single storey building, alterations to the front window apertures and window styles.

7 Woodland Way, Caterham CR3 6ER

Case Officer: Paige Barlow

Comment: The Parish Councillors leave to neighbours and TDC Officers

4.3 TA/2019/284

Proposed single storey rear extension, ground floor extension with a lower ground addition and terrace above, addition to existing side extension allowing access to lower ground floor and extension of gable wall to allow loft dormer extension and off road parking to front garden.

200 Stafford Road, Caterham CR3 6JF

Case Officer: Tracey Williams

Comment: The Parish Councillors leave to neighbours and TDC Officers

4.4 TA/2019/298

Proposed first floor extension to create two storey dwelling and internal alterations

1 Highfield Drive, Caterham CR3 6GR

Case Officer: Daniel Power

Caterham Valley Parish Council objects to this application 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 location.**
- **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.
- With an extension of this size we would also expect there to be provision for renewal energy at 10% as per CSP14.
- There is no indication of the impact on the other properties from the plans and documents on the website.
- The planning officer must take the concerns of the residents in the neighbouring properties into consideration. We highly recommend that the planning officer visit the site to gauge the full impact of such a large extension on the neighbouring properties.
- The previous application was refused due to overbearing on 6 and 8 Highfield Drive without consideration of the other properties.
- There is currently no comment from Surrey Highways although there are highways issues.

District Councillor Dorinda Cooper will request this application goes to Committee if the planning officer is minded to approve

4.5 TA/2019/317

Proposed first floor side extension, two storey/single storey rear extension, loft conversion, external and internal alterations.

122 Harestone Valley Road, Caterham CR3 6HH

Case Officer: Daniel Power

Comment: The Parish Councillors leave to neighbours and TDC Officers

4.6 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

Caterham Valley Parish Council objects to this application for the following reasons:

- 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 contravenes TDC Policies 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.
- Surrey as the LLFA says that it would expect some thought to be given to surface drainage - not a bad idea given yesterday's heavy rain. Attenuation storage has also to be shown to be sufficient.

- Neighbours still object on grounds of overlooking, out of keeping with the surrounding dwellings, and contrary to TDC policies.
- The comments submitted by neighbours must be considered by the Officer.

Caterham Valley Parish Council requests that this application be refused.

Date of the next meeting of the Planning Committee: will be held in the History Room, Caterham Valley Library, Stafford Road, Caterham, on Wednesday 3rd April 2019 at 7pm

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

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

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