



(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 15th May 2019 at 6:30pm

Cllr Nicole Morrigan
Cllr. Cherie Callender
Cllr Alun Jones
Cllr Ines Salman
Cllr Jenny Gaffney
Mrs Annette Evans - Co-opted member

Mrs M Gibbins
Clerk to Caterham Valley Parish Council

MINUTES

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

Cllr Cherie Callender nominated Cllr Nicole Morrigan as Chairman and Cllr Jenny Gaffney seconded. All present agreed.

Cllr Nicole Morrigan nominated Cllr Jenny Gaffney as Vice-Chairman and Cllr Ines Salman seconded. All present agreed.

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

Mr Peter 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 was none declared.

4. **Public session:** There was one member of the public present to observe the meeting.

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

5.1 TA/2019/694/TPO

Scott Pine x 4 - crown lift due to branches and sap falling on to cars/clogging gutters and removal of stem of second tree

13 Beechwood Road, Caterham CR3 6NE

Case Officer: Alastair Durkin

Comment: The Parish Councillors leave to the Arboriculturist

5.2 TA/2019/716

Raising and enlargement of roof to create first floor involving alterations to elevations

36 Tupwood Lane, Caterham CR3 6DA

Case Officer: Hannah Middleton

Comment: The Parish Councillors leave to neighbours and TDC Officers

5.3 TA/2019/275

Extension to the roof of the building to create a third floor; change of use of ground, first and second floors to flats following prior approval for conversion to residential, together with car parking. 25 flats in total (12 x 1 bed flats and 13 x 2 bed

Clearway Court, 139 to 141 Croydon Road, Caterham CR3 6PF *Case Officer: James Amos*

Comment: The Parish Councillors objects to this application for the following reasons:

- This site is 0.1 hectare. CSP 19 states a residential density of 75 units per hectare in town centres, which for this site equates to 7.5 units, not 25 as is now proposed. The Permitted Development granted in August 2017 allowed for 16 units. Therefore, this additional proposal which includes 9 additional units is over-development of the site. While the developer says in Point 6.2 of the Planning Statement with regards to the change of use 'the Council had no control over this change of use' they do have more control with this application for additional units.
- The developer says that 'each dwelling has also been designed to meet the technical standard in terms of minimum floor areas and width and storage requirements'. This we expect means apartments of minimum Government size requirement and therefore maximum profit for the space. The occupancy of the 25 units is detailed on page 5 of the planning statement at maximum occupancy of each apartment so the expected residential number is 65 people. 65 people with 25 parking spaces – this is completely unacceptable.
- The developer uses applications for neighbouring properties at 131 and 137 Croydon Road as examples of applications that have been granted, and with minimal parking, close to Clearway Court. However, these applications date back to 2007 and 2008 before the TDC Parking Standard 2012 were introduced. The parking allocation in the 2012 Standards is of a higher specification following a review of the issues the lower number caused.
- TDC Parking Standards 2012 state that development should have 1 ½ spaces unallocated or 2 spaces allocated with developments. The original application for 16 flats had 24 spaces. The developer is proposing an additional 9 flats with one additional parking space. The Adult Education and Social Services site at Croydon Road is the most recent development which has been completed. The developer argued that there should only be one parking space per unit (the original application has 72 units). Three planning applications and one appeal hearing later, the application was amended to 38 units with 72 spaces. This was the application that was finally approved. It is completely unacceptable to provide only one space for each unit. A minimum, as per TDC Parking Standards 2012, of 1 ½ spaces per 1 and 2 bed roomed flat (25 x 1 ½) equates to a total of 38 spaces. This application has a deficit of 13 spaces and therefore any displaced parking would affect the amenity of neighbouring properties.
- There is currently an appeal hearing for application TA/2018/1594 for which, if planning permission is approved, an additional 9 units with 10 parking spaces (10 units with a maximum expected occupancy of 19 people) will be built in the car park space at the back of the current property – A total of 34 units with 35 parking spaces for 84 people.

This is completely unacceptable. This current application needs to be reviewed in conjunction with application TA/2018/1594.

- The officer's report for TA/2018/1594 mentions the previous prior approval application (2017/1399/NC) for the change of use of the offices at Clearway Court to 16 residential apartments. The Transport Statement produced in support of that application stated that approximately 44 car parking spaces were available within the courtyard area and to the rear of the building. This new application is for another storey on the current building and there is little amenity space. Therefore, what has happened to the remaining 19 car parking spaces?
- The developer states in Point 6.19 that the site is in a highly accessible location which is another of their reasons for the lack of parking. Parking continues to be a major concern in an area blighted by saturated roads and yet again we see an application that has, by the current Tandridge Parking Standards, insufficient provision, forcing additional vehicles onto the surrounding roads. This issue was highlighted in applications for both 74 Croydon Road and 64 - 66 Beechwood Road, where officers stated that the adverse impact on on-street parking were major considerations for refusal. It has also recently been announced that there will be the removal of bus services between Redhill and Caterham on weekends (357 bus) thereby increasing the need for residents to have their own methods of transport.
- Croydon Road already has parking stress in excess of 100% and has become a dangerous slalom course for buses and traffic trying to get in and out of Caterham. People park on the single yellow lines in Croydon Road in the evening when they are not penalised by parking tickets. However, these cars have to be moved from 8.30am as one-hour restrictions come into force which means it is not possible to park there during the day on 6 days of the week. Existing parking restrictions are already ignored and pavement parking, blocking passage for pedestrians, has become the norm. Exacerbating the current situation is not acceptable. It is time that the cumulative effect of all developments in Caterham is taken into account when an application is considered by the TDC planning department. Therefore, it is vitally important that adequate parking as per TDC's Parking Standards 2017 is provided.
- The assertion that an under-provision of parking will encourage use of alternative modes of transport has consistently been proven to be false in an area where car ownership continues to increase.
- The Trees and Soft Landscaping Supplementary Planning Document November 2017 requires gardens proportionate to the development, yet landscaping is minimal and amenity space is almost non-existent. This is basically a block of flats with insufficient car parking which provides no safe outside areas for children to access. This is even more important when a number of the flats have no access to even a balcony. Indeed, the Geo-environmental desk study specifically states at 8.2 "The site is considered to pose a negligible risk to plant life as no areas of garden or landscaping are proposed in the new development".
- The proposal poses a potentially high risk to groundwater as detailed at para 10.4 of the Geo-environmental desk study.
- With this new application for 25 units, the developer should provide affordable housing at 34%, the current Core Strategy requirement. Even at the draft new Local Plan requirement of 20%, this development needs affordable units to meet the needs of the local population. Should application TA/2018/1594 which is going through the appeal process be approved, there would be 34 units with no affordable housing provision. The

developer is using prior approval in order to avoid having to build any affordable housing and whilst this may be the legal position it is morally reprehensible.

- The Planning Statement states that refuse - and we assume recycling - will have to be collected by a private contractor as there is no room for safe access for the Council's freighters. The developer is trying to alleviate the problems of this over-development by attempting to offload the responsibility elsewhere.
- The proposal also adds to the stress on the existing drainage system. Caterham has had extensive flooding issues over the last number of years, much detailed in representations from the Caterham Flood Action Group. It is time that the cumulative effect of all development is taken into account when an application is considered by the TDC planning department.
- The Waterman report, submitted as part of the Church Walk development, confirmed what has been suspected. Thames water confirmed that there are capacity issues in the network that serves Croydon Road and Caterham Town Centre which leads to foul water flooding at times of peak rainfall. As this new information has now come to light, any increase in development that contributes to the cumulative effect of the capacity constrain must be stopped until a suitable solution (the increase in sewer capacity along Croydon Road) is implemented.
- This application is against policies in the draft Caterham, Chaldon and Whyteleafe Neighbourhood Plan.

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 5th June 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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