

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 7th August at 7pm

Cllr Nicole Morrigan
Cllr. C Callender
Cllr. A Jones
Cllr. J Gaffney
Cllr. I Salman
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.
Cllr Peter Roberts and Mr Peter Brent
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:** 4 members of the public attended the meeting in respect of application TA/2019/1120. The Chairman thanked them for attending and for their comments.
4. **To consider and make comment on the following Planning Applications:**
 - 4.1 TA/2019/1120
Erection of a 3-bed detached dwelling with associated parking and amenity space
8 Harestone Lane, Caterham CR3 6BD *Case Officer: Alda Song*
Comment: Caterham Valley Parish Council objects to this application for the following reasons:
 - This is a back garden development and is contrary to the Harestone Valley Design Guide - Design Principle L2: 'Buildings must provide high levels of visual privacy

in relation to the character of Harestone Valley and not unduly impact on the amenity of neighbours’.

- It is also contrary to the guidelines in the emerging Caterham, Chaldon & Whyteleafe Neighbourhood Plan which references the Harestone Design Guide.
- The Parish Council believes the Officer’s reasons for the refusal of the previous application TA/2016/941 are applicable again in this case as
 - ‘The proposal with its access via Harestone Lane would be considered to result in tandem development on this site, which would be uncharacteristic of the surrounding area contrary to DP8 of the Tandridge Local Plan: Part 2 – Detailed Policies 2014.
 - The proposed dwelling, by reason of its footprint and scale, would result in the cramped appearance of the property within its plot and overdevelopment of the site, which would harm the sense of openness which is characteristic of this part of the Harestone Valley Character Area. For these reasons the proposals are contrary to Policy CSP18 of the Tandridge District Core Strategy and Policies DP7 and DP8 of the Tandridge Local Plan: Part 2 – Detailed Policies 2014.’
- This prospective plan contravenes the Tandridge Local Plan – Detailed Policies Part 2 where Point 7.5 seeks to safeguard existing and secure good standards of new amenity for all current and future occupants of land and buildings and Point 8.2 attaches great weight to the protection of the high standards of local character, residential amenity and biodiversity in the District and seeks to prevent the inappropriate development of residential garden land which would result in the significant harm to, or loss of, such character, amenity and biodiversity.
- This approach is supported by paragraph 70 of the National Planning Policy Framework 2019 (NPPF) which advises that Neighbourhood Plans should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.
- The NPPF 2019 (point 122) states that ‘Planning policies and decisions should support development that makes efficient use of land, taking into account: d) the desirability of maintaining an area’s prevailing character and setting (including residential gardens).’ The Parish Council does not believe this application does this.
- The proposed building is inappropriate to existing buildings and contravenes DP7 and Garden Land Development DP8.
- Do the existing sewerage and drains have capacity for another property?
- What size wheelbase has been used to gauge the size of the turning circle at the front of the property?
- Consideration has not been given to the accessibility for emergency vehicles.
- The Parish Councillors consider it important that the neighbours’ issues are taken into consideration particularly as concerns have been raised regarding the impact on the site due to excavations as there is a significant difference in ground levels. There are also concerns with regards to the effect on the neighbouring houses.

Caterham Valley Parish Council requests that this application is refused. If the Officer is minded to approve this application Cllr Beverley Connolly will take the application to committee.

4.2 TA/2019/1072

Proposed single storey extensions including 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 Officer however the works from Historic England must be taken into account

4.3 TA/2017/1582/Cond1

Details pursuant to the discharge of condition 5 (Site Investigation) and 6 (Remediation Strategy) of planning permission ref: 2017/1582 dated 02/02/2018 (Demolition of workshop, excavation and land levelling and erection of workshop with associated lands 407 Croydon Road, Caterham CR3 6PP *Case Officer: Emma Wachiuri*

Comment: The Parish Councillors leave to TDC Officers however the Planning Officer must consult with the Environmental Agency and undertake a ground water and ecological survey.

4.4 TA/2019/1213

Erection of single storey rear extension (Orangery)

49 Tupwood Lane, Caterham CR3 6DB

Case Officer: Tracey

Williams

Comment: The Parish Councillors leave to TDC Officers

4.5 TA/2019/1024/NH

Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6 metres, for which the maximum height would be 3 metres, and for which the height of the eaves would be 3 metres

46 Beechwood Gardens, Caterham CR3 6NH

Case Officer: Tracey Williams

Comment: The Parish Councillors leave to TDC Officers.

4.6 TA/2019/1074

Installation of 1 x fascia sign

41 Croydon Road, Caterham CR3 6PB

Case Officer: Humphry Mpezeni

Comment: The Parish Councillors fully support the application and the new venture in Caterham Valley

4.7 TA/2019/1275

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 TDC Officers

4.8 TA/2019/1276

Erection of two storey side/single storey rear extensions

Blossom Cottage, 6 Weald Way, Caterham CR3 6EG

Case Officer: Paige Barlow

Comment: The Parish Councillors leave to TDC Officers

4.10 TA/2019/1263

Erection of single storey rear extension and part conversion of garage to habitable use involving alterations to front elevation

22 Markville Gardens, Caterham CR3 6RJ

Case Officer: Paige Barlow

Comment: The Parish Councillors leave to TDC Officers

Meeting closed at 1920

Date of the next meeting of the Planning Committee: will be held in Caterham Valley Library, Stafford Road, Caterham, on Wednesday 28th August 2019 at 7pm

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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