



(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 9th October at 7pm

Cllr Nicole Morrigan
Cllr Jenny Gaffney
Cllr Cherie Callender
Cllr Alun Jones
Cllr Ines Salman
Mr Peter Brent - Co-opted Member

Mrs M Gibbins
Clerk to Caterham Valley Parish Council

MINUTES

1. **Apologies for absence:**
Apologies received and accepted from Cllr Peter Roberts and Mrs Annette Evans
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:** There was no member of the public present
4. **To consider and make comment on the following Planning Applications:**
 - 4.1 **TA/2019/1307/TPO**
T20 Western red cedar. Crown lift to 4m above ground level
Harestone Marie Curie Centre, Harestone Drive, Caterham *Case Officer: Alastair Durkin*
Comment: The Parish Councillors leave to Arboriculturist
 - 4.2 **TA/2019/1480**
Creation of two floors to create 2 x 1-bed self-contained flats above the existing building, involving alterations to elevations.
1 Godstone Road, Caterham CR3 6RE *Case Officer: Daniel Power*
Comment: The Parish Councillors object to this application and considers this is overdevelopment of the site and out of keeping with the surrounding properties. The shop would lose 42 sq. metres of space. The draft Neighbourhood Plan is not in favour of losing office/retail space in the Neighbourhood Plan area and TDC has acknowledged in the Local Plan how much office/retail space has been lost in the NP area over recent years. There is

no allocated parking and the lack of onsite parking provision will be likely to result in the displacement of parking into the surrounding residential roads. This application does not comply with the Tandridge Parking Standards Supplementary Planning Document 2012 and Policy DP5 of the Tandridge Local Plan Part 2: Detailed policies 2014.

4.3 TA/2019/1633

Planning Permission to renew the roof and raise the ridge height following an approved Prior Approval for the change of use from B(1) offices to C3 dwelling houses (TA/2019/1100/NC). Also to renew the external staircase, replace windows and doors, alter two external doors and provide screening to the proposed bin store area

Rear of 12 The Square, Caterham CE3 6QA

Case Officer: Daniel Power

Comment: The Parish Councillors leave to TDC Officers

4.4 TA/2019/1386/NC

Change of use from Use Class B1(a) to Use Class C3 for use as a dwelling house (Prior Approval)

13 Station Avenue, Caterham CR3 6LB

Case Officer: Daniel Power

Comment: The Parish Councillors do not consider that permitted development to residential should be granted as this section of Station Avenue is classified as Secondary Frontage. If the Officer is minded to approve a caveat is requested that the flat is not sold separately from the rest of the building

4.5 TA/2019/1534

Erection of a 5-bed detached dwelling with associated parking and amenity space

Jacaranda, 17A Crescent Road, Caterham CR3 6LE

Case Officer: Paige Barlow

Comment: The Parish Councillors consider this to contravene the Harestone Design Guide being a back-garden development. The building, if approved, will impact on the privacy of the house below which will be overlooked. There is insufficient parking allocation. The Parish Councillors are concerned how the construction materials will be stored and brought onto the site. The applicant, should the application be approved, must adhere to the conditions recommended by Surrey County Council.

4.6 TA/2019/1505

Demolition of part of front wall and building replacement wall section on different line and conversion from 1 bed flat to a studio flat

10 Timber Lane, Caterham CR3 6LZ

Case Officer: Paige Barlow

Comment: The Parish Councillors leave to TDC Officers.

4.7 TA/2019/1620

Variation of condition 1 (Approved Plans) and 6 (Landscaping) of planning permission: TA/2017/2406 dated 17/01/2018 to allow for material amendments to landscaping (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. (Retrospective)

333 Croydon Road, Caterham CR3 6PL

Case Officer: Paige Barlow

Comment: The Parish Councillors object to the application and requests that it is refused on the basis of:

DP8: Residential Garden Land Development

Point 2 - Maintains or where possible, enhances the character and appearance of the area, reflecting the variety of local dwelling types. The proposal does not enhance, but seeks to

homogenise the local street scene. This will result in a frontage dominated by parking which would harm the street scene as confirmed in the decisions notice for application number 2016/843 at the same address.

Point 4 – Presents frontage in keeping with the existing street scene, including frontage, visual separation between buildings. This proposal will result in a frontage dominated by parking. The previously approved plan where the parking was alongside the property sought to mitigate this and was approved. This proposal has previously been refused for its harm to the street scene.

DP7 General Policy for new development

Point 13 – Trees. Where trees are present on a proposed development site, a landscaping scheme should be submitted alongside the planning application which makes provision for the retention of existing trees that are important by virtue of their significance in the local landscape. There has been no attempt to replace the trees in the current landscaping plan as previously required as part of the approved plan with application number 2016/1716/cond1

This planning application appears to be an attempt to circumnavigate conditions placed on the original development (that have been breached) through this retrospective application.

If the planning officers are minded to approve, contrary to the decision made against application 2016/843, the Parish Council request that the application be determined by planning committee.

4.8 TA/2019/1557

New window to side and rear and internal alterations

391 to 403 Croydon Road, Caterham CR3 6PN

Case Officer: Tracey Williams

Comment: The Parish Councillors leave to TDC Officers however wish to highlight a technical issue that the applicant has not applied for change of use on the application form.

4.9 TA/2019/1642/TPO

G1 Group of 2no Lawson Cypress closest to the building: Reduce height of both trees by 1/3 approx 8m to suitable growth points. G2 Group of 2 Pine trees with crowns overhanging car parking area: Remove all deadwood within falling distance of car park.

Flat 1, Stonecourt, 40 Underwood Road, Caterham CR3 6BB

Case Officer: Alastair Durkin

Comment: The Parish Councillors leave to Arboriculturist

4.10 TA/2019/1550

Installation of fence with trellis (Retrospective)

Mayfield, 131 Harestone Hill, Caterham CR3 6DL

Case Officer: Tracey Williams

Comment: The Parish Councillors leave to TDC Officers and request that consideration is given to the Surrey County Council comments

4.11 TA/2019/1701/TPO

Pine (T1) removal of lowest branches and reduction of third branch by 2m to take some of the tip weight out Sycamore (T2) full reduction by 2-3m all over to maintain size of the tree

7 Bradenhurst Close, Caterham CR3 6DS

Case Officer: Alastair Durkin

Comment: The Parish Councillors leave to Arboriculturist

4.12TA/2019/1702/TPO

Yew Tree (T1) to be felled due to poor health and replanted with another Yew Tree
8 Dunedin Drive, Caterham CR3 6BA

Case Officer: Alastair Durkin

Comment: The Parish Councillors leave to Arboriculturist

5. Appeal

TA/2019/1120

Erection of a 3-bed detached dwelling with associated parking and amenity space
8 Harestone Lane CR3 6BD

Comment: The Parish Councillors reiterate their previous comment and do not consider this application should be granted approval

The meeting closed at 1935

Date of the next meeting of the Planning Committee: will be held in the History Room,
Caterham Valley Library, Stafford Road, Caterham, on Wednesday 30th October 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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