



(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 11<sup>th</sup> December at 7pm

Cllr Jenny Gaffney  
Cllr Cherie Callendar  
Mr Peter Brent - Co-opted Member  
Mrs Annette Evans - Co-opted Member

Mrs M Gibbins  
Clerk to Caterham Valley Parish Council

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## MINUTES

- 1. Apologies for absence:** received and accepted apologies for absence  
Cllrs. Nicole Morrigan, Alun Jones and Ines Salman
- 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/2019/1459**  
Retention of existing garden room and erection of garage  
221B Croydon Road, Caterham CR3 6PH *Case Officer: Hannah Middleton*  
**Comment: The Parish Councillors support this new business and had no comment to make and leave to TDC Officers.**
  - 4.2 TA/2019/2014**  
Change of use from storage at semi-basement level to studio flat (Application for a Certificate of Lawful Development for a Proposed Development) (Amended description)  
3 Godstone Road, Caterham CR3 6RE *Case Officer: Alda Song*  
**Comment: The Parish Councillors object to this application for the following reasons:**
    - The upper two floors have been extended towards Church Walk at the back of the building and converted from office use to 2 flats without additional parking.**

- The parking issue was not addressed in the earlier approved application, TA/2014/1428, and no parking is proposed with this application which will exacerbate existing parking problems in the surrounding roads. This proposed development will not add in any positive way to the residential requirements of the people of Caterham.
- TDC in their draft Local Plan have acknowledged that Caterham has lost much of its office space through Permitted Development. The draft Caterham, Chaldon and Whyteleafe Neighbourhood Plan does not support the loss of more retail / office space to residential. Caterham has had a number of these developments in the town centre in the last year or two, all eating away at this type of space.
- The new studio flat is 52Sqm so another accommodation box to minimum government standards with little light. The Planning Statement says that the space is 1.2 meters below street level so it cannot be converted to a shop, yet the developer thinks it is perfectly acceptable to put people living in there. Because there are no windows facing the Godstone Road, the developer says the flat cannot have a separate bedroom but claim it is appropriate space for a 'studio flat'.
- The Planning Statement says that the development is outside the Valley's known flood risk zone but this does not address the fact that the drainage system of this part of Caterham is already overloaded at times of peak flow.
- The proposed broom cupboard of a studio flat would 1.2 metres below street level, condemning the residents to a sepulchral, semi-troglodytic existence.

The Parish Councillors will request, that if the Officer is minded to approve the application, Cllr Beverley Connolly take to Committee.

#### 4.3 TA/2019/2029

Part two storey, part single storey rear extension, part two storey, part first floor side/front extension, alterations to roof, porch to front and partial demolition of garage and existing rear element

63 Dome Hill, Caterham CR3 6EF

*Case Officer: Paige Barlow*

**Comment: The Parish Councillors leave to TDC Officers provided Public Bridleway 160 is not impeded**

#### 4.4 TA/2019/1933

Installation of standing sign

Tillingdown Farm, Tillingdown Lane, Woldingham CR3 7JA

*Case Officer: Paige Barlow*

**Comment: The Parish Councillors reiterate the previous comment regarding the installation of a sign. The Parish Councillors leave to TDC Officers provided there are no highways issues.**

#### 4.5 TA/2019/2059

Part two storey, part single storey side extension, single storey rear extension, rear terrace, new porch canopy and changes to finishes

8 Bradenhurst Close, Caterham CR3 6DS

*Case Officer: Paige Barlow*

**Comment: The Parish Councillors leave to TDC Officers however request that the Arboriculturist reviews the application prior to potential approval due to the amount of tree works which appear to be undertaken to allow for the extension. The Parish Councillors also request a check is undertaken to ensure the 40% of the total size of the property is not exceeded.**

#### 4.6 TA/2019/2008

Variation of condition 2 (Approved Plans) and Condition 6 (Tree Planting Plan) of planning permission ref: 2016/1727 dated 18/05/2017 to allow amendments to trees as shown on the approved plans (Demolition of existing office buildings. Erection of 4 detached dwellings.)  
Hut 1, Harestone Drive, Caterham CR3 6YQ

*Case Officer: Humphrey Mpezeni*

**Comment: The Parish Councillors leave to the Arboriculturist.**

#### 4.7 TA/2019/2099

Proposed additional storey within new roof  
36 Tupwood Lane, Caterham CR3 6DA

*Case Officer: Hannah Middleton*

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

#### 4.8 TA/2019/2076/TPO

Various tree management works as specified within the application documents  
Eothen Heights, The Clares, Caterham CR3 6RW

*Case Officer: Alastair Durkin*

**Comment: The Parish Councillors leave to the Arboriculturist.**

**The Councillors commented that it was not possible to easily view many of the applications due to the TDC website showing error messages.**

**The meeting ended at 1935**

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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 8<sup>th</sup> January 2020 at **6:30pm**

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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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