

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 17th July at 7pm

Cllr Jenny Gaffney
Cllr Cherie Callender
Cllr Alun Jones
Mrs Annette Evans - Co-opted Member

Cllr Ines Salman
Cllr Peter Roberts
Mr Peter Brent - Co-opted Member

Mrs M Gibbins
Clerk to Caterham Valley Parish Council

MINUTES

1. **Apologies for absence:** received and accepted apologies for absence.
Cllr Nicole Morrigan
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.*
Cllr Peter Roberts declared an interest in application TA2019/2019/598 as he knows the applicant.
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/2019/1082/TPO**
Beech (T1) - height reduction to 20m and crown reduction by 2.5m towards the property
125 Harestone Hill, Caterham CR3 6DL *Case Officer: Alastair Durkin*
Comment: The Parish Councillors leave to the Arboriculturist
 - 4.2 **TA/2019/900**
Change of use of the land at Paddock Barn Farm to a green burial ground with two new buildings on the site (Funeral Service building and a Reception/ Administration building), parking area and landscaping.
Paddock Barn Farm, Godstone Road, Caterham CR3 6DL *Case Officer: James Amos*

Comment: The Parish Councillors appreciate there is a requirement for more burial spaces and support the application, however they have serious concerns regarding the access and egress of the vehicles onto a major highway. Contrary to the Design and Access Statement, the site is not accessible on foot as it is too far from the local railway station and would also necessitate crossing the A22. We note that Surrey County Council have not made any comment.

- staggered fees for purchase of plots to ensure that the site is maintained for local people and those outside the local area would be required to pay a premium to be buried there
- conditions must be set regarding the openness of the fields;
- No surface memorabilia or permanent memorials
- Set times of the year when the site can be mowed to ensure reseeded is permitted
- <https://www.clandonwood.com/our-rules/?rule=2> – this is an example of the rules which should be applied to the site should it be approved

4.3 TA/2019/1019/TPO

Various tree management works as specified within the application documents

1 Loxford Way, Caterham CR3 6BX

Case Officer: Alastair Durkin

Comment: The Parish Councillors leave to the Arboriculturist

4.4 TA/2019/1093/TPO

Horse Chestnut (T1) - Reduce height by 2m and laterally by 2m due to crown size, loss of light into the garden
Horse Chestnut (T2) - Fell. Smaller, self-seeded tree. Heavy lean and poor specimen
Whitebeam (T3) - Fell. Poor specimen, Ivy-covered. Loss of light on the adjacent garden

3 Elgin Crescent, Caterham CR3 6ND

Case Officer: Alastair Durkin

Comment: The Parish Councillors leave to the Arboriculturist

4.5 TA/2019/1126

Erection of two storey side extension; conversion of roofspace to habitable use to include erection of a rear dormer and insertion of rooflights. Erection of front porch and detached double garage.

63 Harestone Hill, Caterham CR3 6DX

Case Officer: Hannah Middleton

Comment: The Parish Councillors object to this application as it is against the Harestone Design Guide. 8.6 Car ports and garages should be accommodated behind the building line and where car parking is proposed at the front of the building it should be well integrated into and screened by the landscape. a dominance of hard standing within front gardens is not acceptable. 8.7 To limit parking in front of buildings and reduce the dominance of double garages/car ports consider tandem parking as an alternative to parking cars side-by-side.

4.6 TA/2019/1125/TPO

Beech trees - Crown reduction to same level as previously carried out due to branches overshadowing the gardens

21 Clareville Road, Caterham CR3 6LA

Case Officer: Alastair Durkin

Comment: The Parish Councillors leave to the Arboriculturist

4.7 TA/2019/1163

Proposed windows and door replacement
114 Croydon Road, Caterham CR3 6QD

Case Officer: Tracey Williams

Comment: The Parish Councillors leave to TDC Officers

4.8 TA/2019/1164

Installation of window to side and door to rear (Certificate of Lawfulness)
6 Ashwick Close, Caterham CR3 6BY

Case Officer: Tracey Williams

Comment: The Parish Councillors leave to TDC Officers

4.9 TA/2015/2109/Cond1

Details pursuant to the discharge of condition No. 3 (Landscaping) of planning application reference: 2015/2109 dated 28/01/2016 (Demolition of existing garage. Erection of semi-detached dwelling with associated landscaping and parking)

102 Stafford Road, Caterham CR3 6JE

Case Officer: Emma Wachiuri

Comment: The Parish Councillors leave to TDC Officers however the plans were not accessible. Cllr Alun Jones will email the TDC Officer

4.10TA/2019/1100/NC

Conversion of commercial building to residential to create 2 x 1-bed flats and 1 x 2-bed dwelling (Prior Notification)

12 The Square, Caterham CR3 6QA

Case Officer: Daniel Power

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

- It is the loss of another employment space. TDC, in the draft Local Plan, has acknowledged the lack of office / employment space in Caterham. The draft Caterham, Chaldon and Whyteleafe Neighbourhood Plan does not support the loss of further office/employment space in the town. One of the concepts of the Caterham Masterplan is to increase the retail offering so this is contradictory to the proposed strategy. Has the developer made any effort to market the site as an employment site? The Parish Council understand the site is 92 square metres. At TDC density standards of 75 units per hectare in town centres, this allows for 0.69 of a unit. Even at 100 units per hectare, the density is

Table 1 - Minimum gross internal floor areas and storage (m²)

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		

0.9 of a unit. Therefore 3 flats is overdevelopment of the site.

- The proposed flats are under the minimum government standards. Although the application says the accommodation is for 2 x 1 bedroom flats and 1 x 2 bedroom flat, the plans do not support this and suggest 3 x 1 bedroom flats. The minimum government standard for a 1 bedroom, 1 person flat is 39 sq m. These are 37.8 sq m and 38.6 sq m. The

third flat is 44.3 sq m which is large enough, but only for one person. A 2-bedroom flat of two storeys should be 70 sq m.

This application is about cramming people in the smallest spaces to get the maximum return.

- There is no parking at all for the three flats. Caterham's parking issues are well known and a potential additional 3 cars will only exacerbate the issues that residents currently face with the lack of available parking. The TDC Parking Standards 2012 should apply. It should be the cumulative effect of parking with all new developments that is taken into account and not individual developments, as this is what is exacerbating Caterham's current parking problems. A recent planning application TA/2019/263 at 1 Godstone Road, Caterham was refused on the following grounds:
- The proposal, by virtue of the proposed flats small internal floor space and the limited outlook and access to day light, would result in an unacceptable environment for the future occupiers of the flats. The proposal is therefore contrary to Policy CSP18 of the Core Strategy and Policy DP7 of the Tandridge Local Plan Part 2: Detailed Policies 2014.
- The application proposes no allocated car parking. The lack of onsite parking provision would be likely to result in the displacement of parking into the surrounding residential roads, which would lead to an unsatisfactory living environment for future occupiers. The proposal does not accord with the Tandridge Parking Standards Supplementary Planning Document 2012 and Policy DP5 of the Tandridge Local Plan Part 2: Detailed Policies 2014.
Caterham Valley Parish Council would assert that this is also the case with this application.
- Amenity space is non-existent for potential occupiers and there will be no natural light in the rear of the building.
- Also 3 more flats to add to the drain and sewerage system. No consideration yet given to the cumulative effect of additional flats on an already problematic drainage system.

Caterham Valley Parish Council does not support this proposed application and requests that it be refused. Should the Planning Officer be minded to approve this application District Councillor Beverley Connolly will take it to full committee.

4.11TA/2019/953

Excavation of front garden to extend existing hardstanding. Repair and reset existing steps to allow direct vehicle access from front of property and provide off road parking for vehicle via new drop kerb

377 Stafford Road, Caterham CR3 6NP

Case Officer: Hannah Middleton

Comment: The Parish Councillors leave to TDC Officers however are pleased to have another car parking off the road

4.12TA/2019/803/TPO

T1 - Sycamore . The tree is located in the rear garden to the rear of the house to the left-hand side. The tree has a large wound along with missing bark from ground level to a height of approximately 1.8m from ground level on the left-hand side of the main trunk. There is a

decay pocket at the bottom of the wound area. The tree has a large bark inclusion on the main fork and at high risk of opening and falling . There is no long-term future for this tree in its current condition. To be felled and poisoned T2 - Ash. The tree is located in the rear garden to the rear of the building in the middle of the garden area. The tree is an undesirable species for its location. The tree has previously had failure of branches and the homeowner has young children which play in the garden under this tree. The tree has become an undesirable species for its location. To be felled and poisoned.

8 Bradenhurst Close, Caterham CR3 6DS

Case Officer: Alastair Durkin

Comment: The Parish Councillors leave to the Arboriculturist however object to the removal of the Ash tree if it is healthy

4.13TA/2019/598

Extension of dropped curb

247 Croydon Road, Caterham CR3 6PG

Case Officer: Tracey Williams

Comment: The Parish Councillors leave to TDC Officers

5. Appeals

TA/2019/298 1 Highfield Drive, Caterham CR3 6GR

TA/2019/425 211 Croydon Road, Caterham CR3 6PH

TA/2018/2253 57 Tupwood Lane, Caterham CR3 6DB

TA/2019/619 138 Harestone Hill, Caterham CR3 6DH

Meeting closed at 1940

Date of the next meeting of the Planning Committee: will be held in the History Room, Caterham Valley Library, Stafford Road, Caterham, on Wednesday 7th 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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