



(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 8th January 2020 at 6:30pm

Cllr Nicole Morrigan
Cllr Cherie Callendar
Cllr Alun Jones
Cllr Ines Salman
Mr Peter Brent - Co-opted member
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 from Cllr Jenny Gaffney
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/2019/2085
Single storey side extension, conversion of garage to habitable use involving alterations to elevations and retaining wall to front
13 Clareville Road, Caterham CR3 6LA *Case Officer: Hannah Middleton*
Comment: The Parish Councillors leave to TDC Officers
 - 4.2 TA/2019/2083
Variation of condition No. 5 (Renewable Energy) of planning permission: 2016/1746 dated 30/11/2016 to allow an alternative method of Renewable Energy (Demolition of four cottages and the erection of three cottages)
Tillingdown Farm, Tillingdown Lane, Woldingham CR3 7JA *Case Officer: Alex Taylor*
Comment: The Parish Councillors leave to TDC Officers with consideration for Environment Agency comments

4.3 TA/2019/2062

Single storey rear extension including 4 x roof lights, extension to existing gallery area to front elevation, conversion of roof-space to habitable use including rear dormer and 2 x roof lights to side

56 Harestone Hill, Caterham CR3 6DG

Case Officer: Hannah Middleton

Comment: The Parish Councillors leave to TDC Officers

4.4 TA/2019/2013

Conversion of the top floor of existing maisonette to form a new self-contained studio flat (Part Retrospective)

82B Croydon Road, Caterham CR3 6QD

Case Officer: Kate Longley

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

- **The flat is only 24 square metres, and well below the Government standards by a considerable size for this type of development (1 bedroom for 1 person with a shower should be 37 square metres / 1 bedroom for 2 persons should be 50 square metres. The applicant has changed the original from a flat to a 'studio' while claiming in his supporting letter that the Neighbourhood Plan supports this type of development. Policy CCW5 and CCW3 are not relevant to this application as while they support smaller properties, they are referring to much larger (i.e. 5-bed properties) being subdivided, not a tiny space being made into an even tinier space.**
- **The windows are tiny, with a small dormer window on front and a small window at the back of the roof space which will make the space dark as well as tiny.**
- **There is no additional parking with this proposed development. There should be a space for the studio, particularly as there is no parking for the other flat on the property.**
- **Interestingly, in the Application for Planning Permission, where the applicant has filled in Section 13 - Foul Sewage and if he is proposing to connect to the existing drainage system, the answer is 'unknown'. This is a concern.**
- **Also in Section 14 - Waste Storage and Collection - the applicant has said that there are no plans to incorporate areas to store and aid the collection of waste or no arrangements for separate storage and collection of recyclable waste - is this the same for the other flat on the premises. Surely, there should be provision for this with all residential development.**
- **The Parish Council request it is refused**

4.5 TA/2019/1857

Single storey side/rear extension and alterations to front elevation, involving demolition of existing single storey extension, erection of a detached double garage and alterations to all elevations of existing outbuilding

Pilgrims Lodge, Tupwood Scrubbs Road, Caterham CR3 6TH

Case Officer: Paige Barlow

Comment: The Parish Councillors object to this application as it will set a precedent which is unacceptable along with it being in the green belt. The overhead electric cable appears to pass close to the corner of the extension. TDC Officers are requested to check the size of the proposed extension in relation to the original property as it goes against TDC's planning policies

4.6 TA/2019/1647

Construction of new 2-3 storey residential care home for 14No. residents and phased demolition of existing facility.

Burntwood Lodge, 84 Burntwood Lane, Caterham CR3 6TA

Case Officer: Alex Taylor

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

CSP 18 - Character and Design

- The Proposal is located on a wooded hillside in the built up area of Caterham directly abutting the greenbelt boundary. The current site is characterised by trees in the rear garden of the property which has added to the wooded hillside in this area.
- The proposed development significantly increases the footprint of the development to the rear vs the 2018/2084 approved plan. It extends into the wooded area shown in the screenshot of the site.
- The Hillside extends from the railway line at the valley floor up to the site where the topography levels out. The uppermost parts of the hillside are wooded the whole length of Caterham Valley creating a visual barrier between the hill and the valley. This development will encroach on that.

CSP 21 - Landscape and countryside

- This part of the core strategy says that the character and distinctiveness of the District's landscapes and countryside will be protected for their own sake, new development will be required to conserve and enhance landscape character. This encroachment into the wooded hillside will not support that objective.

DP7

- The proposed layout of the site will not enhance the site but will be a dominant bookend abutting the greenbelt. It will detract from the greenbelt onto which it borders.
- Built form is not in-line with the prevailing street scene. The back line of the building will extend considerably further than the prevailing building lines encroaching down slope. The increase in size of the development from 213 to 674 sq m means it will dominate the site. It is clearly an over development of the site.
- Privacy - The distance between the development and the adjacent property appears to be less than 20m, however there are windows on the side elevation that could be judged to overlook and affect the privacy and amenity of the neighbours property. .
- Environment
- Landscaping - The Tandridge supplementary planning document (Nov 2017) covering trees and soft landscaping suggests that the applicant should complete a land survey, tree survey and tree constraints plan. There is no evidence of this.
- Retaining trees should be a priority. Whilst the trees to the front of the development appear to have been incorporated, the ones visible to the rear of the property have not been surveyed and there is no evidence to suggest any attempt has been made to retain them in the planning and design.
- The policy states that the design and access statement must set out how the development should be achieving an environmentally and aesthetically sustainable scheme. There is no evidence of this in the D+A document.
- There is no clear landscaping plan and no assessment of what is currently there and what might be removed.

Highways

- The current car parking provision on the site and the previously proposed plan would result in minimal vehicle movements. The updated plan anticipates additional movements based on the number of spaces. The location of this access is on a bend on the highway. The speed limit is 30mph, however the Police assessment of the road (2017) should an average speed of 37 mph at this location and as a result was added to the counties speed management plan due to the safety risk.
- The County Council has explored a crossing from the public footpath directly adjacent to this site for pupils who walk to school, however this location for a crossing was deemed inappropriate.
<https://mycouncil.surreycc.gov.uk/documents/b21431/Supplementary%20Papers%20-%20Petition%20and%20Public%20Question%20responses%20Friday%2030-Nov-2018%2010.15%20Tandridge%20.pdf?T=9>
- During the assessment which was reported to the local area committee that there had been 5 accidents in the vicinity. Also that the location was inappropriate at this location for a crossing at this section of road is “vially restricted”

DP19 bio diversity

- The site has not been assessed for wildlife impacts of the development.
- The trees to the rear of the property house a significant bat population.
- The footpath to the side of the property is currently used by a number of badgers, with no assessment made of their current habitat.
- The trees to the rear of the property are home to a Tawny Owl, and no assessment has been made as to the impact the development will have.
- This north facing slope is also home to a large population of slow worms.

Infrastructure

- The addition of a significant number of dwellings could impact the capacity of the sewer which has known issues to the bottom of Burntwood Lane. Also the location of the rear of the property below the road level with associated toilets will result in issues of getting effluent out of the site.

4.7 TA/2015/2057/Cond4

Details pursuant to discharge condition Nos. 5 (Renewable energy) and 9 (part 4) (Remediation Strategy) of planning application: 2015/2057 dated 01/03/2016 (Demolition of existing dwellings. Erection of 13 dwellings)

Tillingdown Farm, Tillingdown Lane, Woldingham CR3 7JA

Case Officer: Kim Waite

Comment: The Parish Councillors leave to TDC Officers with consideration for the Environment Agency comments

Date of the next meeting of the Planning Committee: will be held in the History Room, Caterham Valley Library, Stafford Road, Caterham, on Wednesday 29th January 2020 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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