



(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 29th January 2020 at 7pm

Cllr Ines Salman - Chair
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 from:
Cllrs Nicole Murrigan, Alun Jones, Cherie Callendar and 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/2020/73
Erection of single storey rear extension
46 Tupwood Gardens, Caterham CR3 6EW *Case Officer: Tracey Williams*
Comment: The Parish Council leave to TDC Officers
 - 4.2 TA/2020/72
Conversion of existing garage into a habitable room. Removal of existing garage door and insertion of new window. (Application for a Certificate of Lawful Development for a Proposed use or Development)
43 Tupwood Gardens, Caterham CR3 6EW *Case Officer: Tracey Williams*
Comment: The Parish Council leave to TDC Officers
 - 4.3 TA/2019/2220
Erection of first floor side extension
57 Dome Hill, Caterham CR3 6EF *Case Officer: Hannah Middleton*
Comment: The Parish Council leave to TDC Officers

4.4 TA/2017/1770/COND2

Details pursuant to the discharge of Condition 4 (Renewable Energy) and Condition 8 (Transport) of planning permission ref:2017/1770 dated 02 March 2018 (Demolition of existing building and erection of 18 flats with associated access (Outline) All other matters reserved).
57 Tupwood Lane, Caterham CR3 6DB *Case Officer: Kim Waite*

Comment: The Parish Council consider the ingress and egress from the site to be inadequate as there is no turning circle for vehicles. There needs to be restrictions to contractor's vehicles being parked on Tupwood Lane as there are issues with parking for residents and existing workers in the area. There must be wheel washing facilities for all vehicles leaving the site. A report from SCC Highways is recommended.

4.5 TA/2019/799/COND1

Details pursuant to the discharge of conditions 13 (SuDs) and condition 15 (Hard and Soft Landscaping) of planning permission ref: 2019/799 dated 09/10/2019 Erection of 18 flats involving demolition of existing building (Details of Reserved Matters)
57 Tupwood Lane, Caterham CR3 6DB *Case Officer: Kim Waite*

Comment: The Parish Council leave to TDC Officers however note Surrey County Council's comment that the submitted documents provide insufficient information to discharge planning condition(s) 13 of planning permission TA/2019/799 as no information has been submitted to discharge any part of condition 13.

4.6 TA/2019/2187

Demolition of conservatory. Erection of two storey side extension with two dormer windows to the front and one dormer window to the rear. Erection of single storey rear extension. Internal alterations and installation of roof lights.
4 The Riddings, Caterham CR3 6DW *Case Officer: Hannah Middleton*

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

- **Concern about the size of the extension bearing in mind that there was another extension in 2017 so a considerable expansion on the original property. TDC says that any previous extensions to the property will be included within the visual and mathematical calculations to determine the overall impact of the extensions as a whole. The rules say 'No more than half the area of land around the "original house"* would be covered by additions or other buildings'. Does this go against the TDC guidelines for the size of an extension in relation to the size of the property when you add the two extensions together?**
- **Is it against the Harestone Design Guide. The extension also brings the property very close to the boundary with number 5 so it could be in contravention of the following:**
- **Design Principle L 2: 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.**
- **4.6 Distance is one means of avoiding overlooking. However, the dwelling may also be designed to achieve privacy through other means, for instance by the location, type and orientation of windows and the overall orientation of buildings.**
- **Design Principle L 4: Forms of development must respect their location, the size of the site and the character of the area.**
- **4.16 any proposal for detached houses should be located on appropriately sized plots. Detached houses that are perceived as terraced buildings, because they do not have appropriate gaps between them will not be acceptable. The appropriate width of the gap between buildings depends on the character of the area, size of houses proposed and need for space for planting.**

- 5.5 The form of a building can have a negative impact on the view, when it is too bulky. So can the location of a building in close relation to others. For example when houses are placed too close and in a too regular pattern. To avoid this, proposals should:
 - Be informally arranged and should not be aligned in a row, either parallel or vertical to the contours;
 - Buildings should have generous gaps between them that are sufficiently wide to allow for substantial hedge and tree planting.
- This also could be contrary to Policy CSP 18 Character and Design which states 'Development must also have regard to the topography of the site, important trees or groups of trees and other important features that need to be retained. Development must not significantly harm the amenities of the occupiers of neighbouring properties by reason of overlooking, overshadowing, visual intrusion, noise, traffic and any other adverse effect'.
- Contravenes DP7 Design and Amenity of new development
- The proposed side extension is out of keeping with the rest of the development, and due to its position it would be overly dominant and a visual intrusion. It is completely understandable why the neighbours at number 5 would object to the requested 2 storey side extension, which would be quite impactful on their view and current garden privacy.
- The Riddings development as a whole is quite proportionate and well-spaced. The enlargement of this particular house rather spoils the balance.

4.7 TA/2019/2175

Formation of hip to gable end roof, erection of rear dormer window and conversion of resulting roof-space to habitable accommodation (Certificate of Lawfulness for a proposed use or development)

113 Farningham Road, Caterham CR3 6LN

Case Officer: Hannah Middleton

Comment: The Parish Council leave to TDC Officers

4.8 TA/2019/2070

Proposed outbuilding, car port and front porch extension

6 Loxford Road, Caterham CR3 6BH

Case Officer: Hannah Middleton

Comment: The Parish Council are concerned as this application breaches the Harestone Design Guide which states that:

Building lines, plot and development rhythm

Design Principle L 1: Development should be in line with the characteristic building line within the area. Existing occasional breaches of a building line must not be seen as a precedent and are not a justification to depart from the overall pattern. Development should relate to the predominant plot and development rhythm in the area.

4.2 in areas where building lines are consistent proposed development should keep to the predominant alignment. This also applies to garages that should not be forward of the typical building line. For detail on each character area see table on page 14.

One of the two buildings, either the carport or the proposed outbuilding is not in the building line. If this is granted permission, it sets a precedent.

The front building is contrary to the policies L1 and paragraph 4.2 in the Harestone Design Guide as above.

The outbuilding if approved needs to be disguised from public view

4.9 TA/2019/1970

Retention of garden building/shed. Changes to garden layout, including retaining lawn area, extending patio area, creating small paved area and wildflower meadow and removing hedging.

2 The Crescent, Bradenhurst Close, Caterham CR3 6FG

Case Officer: Alda Song

Comment: The Parish Council leave to TDC Officers with consideration being given to neighbours concerns and current privacy

4.10 TA/2019/1820

Erection of fence with trellis including formation of decking. (Retrospective)

2 Whyteleafe Court, Burntwood Close, Caterham CR3 6TE

Case Officer: Tracey Williams

Comment: The Parish Council leave to TDC Officers with consideration being given to neighbours concerns

4.11 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**

The meeting closed at 7:25pm

Date of the next meeting of the Planning Committee: will be held in the History Room, Caterham Valley Library, Stafford Road, Caterham, on Wednesday 19th February 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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