

(INCORPORATING VALLEY AND HARESTONE WARDS)  
CATERHAM VALLEY PARISH COUNCIL - PLANNING COMMITTEE

Committee Members – present via Teams internet connection

Cllr. Nicole Morrigan – Chair

Cllr. Cherie Callender

Cllr. Alun Jones

Cllr. Ines Salman

Cllr. Jenny Gaffney

Unable to connect were Mr Peter Brent and Mrs Annette Evans

**PLANNING APPLICATIONS CONSIDERED ON  
WEDNESDAY 1<sup>ST</sup> APRIL 2020**

To consider and make comment on the following Planning Applications:

**4.1 TA/2019/2108**

Retention of re-levelling works to rear garden in association with the formation of patio areas and detached cabin structure, climbing frame, external stairs and tree house. (Retrospective)  
14 The Crescent, Bradenhurst Close, Caterham CR3 6FG

*Case Officer: Alda Song*

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

**4.2 TA/2020/337**

Erection of one additional level to the existing building over existing car park. Erection of six new residential dwelling units comprising on 5x. 2 Beds & 1x. 1 Bedroom apartments.  
Omission of 1 no. Retail Unit for main street access for the units; facade changes to the existing building with new glazing, openings and material treatments.

60 – 64 Croydon Road, Caterham CR3 6QB

*Case Officer: Alda Song*

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

- We consider the Design and Access statement for this proposed development to be completely inadequate for a development of this size.
- The density of a development is based on the footprint of the site which according to the application form is 800 sq metres. On the basis that the site is 800 sq metres, this allows for 6 units at 75 units per hectare. There is no account taken of the existing retail units and with an additional six residential units, this is gross overdevelopment of the site.

**DP2: Town Centre Development**

- The proposal would mean the loss of a retail unit on Croydon Road. In the 2015 Tandridge Retail and Leisure Study, this area of Croydon Road was classified as Secondary Frontage. Secondary frontage is described as providing greater opportunities for a diversity of uses such as restaurants, cinemas and businesses. It is Tandridge

Council's policy to ensure that retail is the main function of the frontage, therefore the retail aspect should not be compromised.

- The Caterham Masterplan does not propose any changes to this, and the development will lead to the loss of a retail unit to make way for the entrance to the flats, just when residents of the town are expecting redevelopment to occur. This is also not acceptable as it will set a precedent for future loss of retail space in this area. One of the concepts of the Caterham Masterplan is to increase the retail offering so this is contradictory to the proposed strategy for the north end of the town.
- The emerging Caterham, Chaldon and Whyteleafe Neighbourhood Plan also supports the retention of business space in the town as Caterham has lost much of its commercial and retail space to residential through permitted development.
- It is also noted that Sarah Thompson, Head of Strategy, at TDC has stated in her letter to the Planning Officer of 18th March 2020 that 'the loss of this retail unit as secondary frontage would endanger the vibrancy and vitality of the Town centre and be contrary to Policy DP2'.
- Policy DP2 supports development in terms of scale, type and design and this proposed development does not meet these criteria. The planning application states that the existing non-residential floor space is 1115 sq metres and there will be a loss of the retail space of 95 sq metres. The loss of another retail unit does not support the long-term viability of the town centre therefore this proposed development is not acceptable in this area of the Town.

#### DP5: Highway Safety and Design

- The conversion of the unit to residential, and associated change to the access into the car park, will lead to considerable safety concerns in Colin Road. The road in its nature is narrow and steep with limited residential parking. Some of the current residents rent spaces in the existing car park. All those displaced by the new development will have to park in the surrounding roads, further overstressing the already overcrowded roads and exacerbating existing parking problems.
- The proposed access into the car park appears to be via a ramp immediately adjacent to the unmade road that runs along the length of the rear of Farningham Road. There will be limited visibility of cars exiting the car park via the unmade road due to the angles and supporting structures leading to a risk of a vehicle clash upon exiting. This proposal as it stands is a vehicle safety risk.
- All the extra cars coming in and out of Colin Road, and the problems that will arise with access for refuse lorries and emergency vehicles, make this dangerous to highway safety. A further six properties will severely also impact this.

#### DP7: General Policy for New Development

- Whilst the veneer to the front of the property could be considered to be different in design, it must be noted that this is only a cladding, and the other elevations are bland and could be seen to dominate Colin Road, a street of Historic houses in Caterham Valley.
- The build form has made no attempt to maintain a similar mass or character to the rest of Croydon Road and is not in keeping with the prevailing character and variety of the streetscape. It does not compliment the buildings either side. The height of the building is significantly above the buildings immediately adjacent to the proposed site. The plans are also disingenuous as the developer is attempting to show that the buildings on either side are much taller than they actually are to allow for the potential height of this proposal. This proposed development is not in keeping with the old late Victorian

and early Edwardian on that side of the road and does not contribute in any way to the character of the Town. Whilst reference is made to the buildings across the road, this proposal does not sit immediately next to them, and the increase in building height and massing will be out of character with these properties. To use the Rose & Young site development as a precedent for this potential development is also not realistic as it does not take into account the style of the properties on the Henry's site and along that side of the road.

- It is not clear what split there will be of parking for the retail units and offices or the residential, and as such it is not possible to comment on the specific of the parking numbers. However, it is fair to say that the Tandridge Parking Standards of one and a half spaces unallocated or 2 spaces allocated would be required as a minimum due to the issues with parking on immediate roads. This parking issue was highlighted in the planning appeal pertaining to 74 Croydon Road  
<http://tdccomweb.tandridge.gov.uk/Planning/StreamDocPage/obj?DocNo=24149862&content=obj.pdf> .
- The changes to access and egress from the parking area will impact the on-street parking availability in Colin Road. The road is characterised by semi-detached cottages with no off-street parking. All parking is done on Colin Road in the limited number of spaces available. The number of cars that do park on this road is significantly higher than the capacity of the road but is managed through the goodwill of the neighbours and their mutual understanding of the issues they all suffer from. The loss of the spaces to facilitate the access and egress will significantly harm the amenity of the residents living in the road.
- It has also been noted that the proposal suggests that no parking is currently available on site and the people who currently work on site would park on the road as they currently do. There is no all day on street parking, other than on Farningham Road where parking stress already exceeds 100% and this is the same for Colin Road. The car park is currently used by the employees and any suggestion that it is not appears to be misguided.
- The size, scale and nature of the development will significantly impact the houses on both Farningham Road and Colin Road, impacting on the privacy of the occupants of those properties. The dominant nature of the development will lead to loss of light to the residents on Colin Road for large parts of the day leaving living rooms to appear dark and dank as a result.
- It is not easy to see from the plan, but it appears that the distance between buildings could be less than 22 metres and due to the topography of the location, this proposed development will result in overlooking of neighbours.
- The development will not leave a satisfactory environment for residents who currently live in Colin Road, with the darkness the building will cast over the homes, the additional traffic and the loss of their only nearby on-street parking provision.
- The sustainability of the development needs to be reviewed in totality. The application has some vague mentions that the developer will look at sustainability initiatives. However, as part of a full application, solar panels should be included and considered as part of the overall application so that that 10% renewal energy is provided with this development.
- The application should also be clear on the provision of grey water usage and EV charging points as these elements would form part of the application and layout and need to be considered, or removed from the application, and the sustainability of the application considered on what is actually included.

- It is unacceptable and inappropriate for the EV cables to go across the pavement and presents a health and safety issue. The provision of EV charging points is essential and to be encouraged.
- Whilst it is suggested that the building is based on an earlier design which is situated in Bayswater, London, this proposal does not appear to have been built to that design. It should also be noted that context in which it was proposed to sit next to an eight/ nine storey building. This differs significantly from the context of this proposal.
- The impact on the local infrastructure should also be considered. There have been a number of severe flooding issues in Caterham over the last few years. The six proposed units will be connected to the main sewer and It really is time that TDC took the cumulative effect of all these developments into account rather than looking at each proposed development individually.
- The bottom of Colin Road regularly floods, and it is a steep slope. The development is in close proximity to the known wet spot on Croydon Road. Consideration should also be given to the residents of Croydon Road who have suffered overflow sewage due to capacity issues. Whilst this development will not significantly increase the risk, the cumulative effect of development, of which this forms part, must be considered in reviewing this application.

**Caterham Valley Parish Council request this application be refused. Should the Officer been mindful to approve this application Councillor Alun Jones will take to Committee.**

#### **4.3 TA/2020/466**

Erection of two storey side extension, front porch, reduced rear terrace and changes to finishes.  
8 Bradenhurst Close, Caterham CR3 6DS

*Case Officer: Paige Barlow*

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

#### **4.4 TA/2020/401**

Erection of an orangery extension

The Coach House, 76 Harestone Hill, Caterham CR3 6DH

*Case Officer: Tracey Williams*

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

#### **4.5 TA/2016/1727/COND1**

Details pursuant to the discharge of Condition 3 (Materials) Condition 4 (Landscape)

Condition 16 (Bat Survey) of planning permission ref: 216/1727 dated 18th May

2017(Demolition of existing office buildings. Erection of 4 detached dwellings)

Hut, 1 Harestone Drive, Caterham CR3 6YQ

*Case Officer: Frank Caplin*

**Comment: The Parish Councillors leave to TDC Officers however strongly recommend that the wildlife recommendation in the report is followed including the enhanced recommendation.**

#### **4.6 TA/2020/506**

Demolition of existing conservatory. Erection of single storey rear extension

58 Crescent Road, Caterham CR3 6LF

*Case Officer: Tracey Williams*

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

**4.7 TA/2020/371**

Erection of first floor balcony to rear extension  
153 Harestone Valley Road, Caterham CR3 6HT  
*Case Officer: Hannah Middleton*

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

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**The next planning applications will be considered remotely by Wednesday 22<sup>nd</sup> April 2020.**

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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) Mrs M Gibbins, Parish Clerk, Tel: 07510 226989