

CATERHAM VALLEY PARISH COUNCIL - PLANNING COMMITTEE MEETING

Minutes of the meeting of Caterham Valley Parish Council Planning Committee,
held via the on-line TEAMS remote set-up
on Wednesday 26th August at 6:00pm

Cllr Nicole Morrigan - Chair
Cllr Peter Roberts
Cllr Cherie Callender
Cllr Alun Jones
Cllr Jenny Gaffney
Mrs Annette Evans - Co-opted member

Mrs M Gibbins
Clerk to Caterham Valley Parish Council

MINUTES

1. **Apologies for absence:** to receive and accept apologies for absence.
Mr Peter Brent
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/2020/1307/NC**
Change of use of ground floor Use Class A1 (shop) and its ancillary outbuilding to Use Class C3 (residential) to form a total of 5 studio flats (Prior Approval).
187 Croydon Road, Caterham CR3 6PH *Case Officer: Paige Barlow*
Comment: The Parish Council objects to this application as follows:
 - There are no details confirming the size of this site however from a previous application it was 0.05 hectare which equates to 2.75 units (at the TDC maximum of 55 units per hectare) and thus is contrary to policy CSP19 and results in overdevelopment of the site. There is no indication of actual size of the flats so it is unknown whether they meet the minimum Government standards.
 - The development will result in cramped conditions and flat 3 will have only a small window north east facing which will result in a dark and dank environment for the future residents of the flat.
 - Neighbours close to the development have expressed concern regarding overlooking.
 - The Parish Council has concerns about access safety. The exit/entrance only allows for one car along the drive at any one time.

- The requirement for parking at this site is for 9 spaces given the 3 bed flat and the 5 studio flats. Insufficient parking impacting highways safety displacing parking onto an already overcapacity road where parking stress exceeds 100%.
- The displaced parking will result in additional problem parking affecting the amenity of current road residents.
- Should the application be approved the Parish Council requests the parking remains unallocated.
- There is no accompanying landscaping plan resulting in no amenity space for current and future residents.
- There is no energy assessment accompanying the conversion of the storage building to a residential development thus no allowing for an assessment of the environmental credentials of the building.
- There is inadequate bin storage.
- The Parish Council is unsure how refuse will be collected as it will not be possible for refuse lorries to access the rear of the building.
- The Parish Council requests that the neighbours comments are considered when reviewing this application.

Caterham Valley Parish Council requests that this application is refused.

4.2 TA/2020/1185

Erection of single storey side extension. (Certificate of Lawfulness for Proposed Use or Development)

Mayfield, Beech Grove, Caterham CR3 6AQ

Case Officer: Hannah Middleton

Comment: The Parish Council leaves to TDC Officers however requested that applications TA/2020/1205 and TA/2020/1185 are examined together to ensure there is not a disproportionate addition to the original building.

4.3 TA/2020/1349

Erection of outbuilding (Certificate of Lawfulness for a Proposed Use or Development).

24 Harestone Hill, Caterham CR2 6SX

Case Officer: Hannah Middleton

Comment: The Parish Council leaves to TDC Officers however, request that the Officer checks if the increase in size of the dwelling is contrary to TDC planning rules and the Harestone Valley Design Statement. The Parish Council also do not consider that the previous reasons for refusal have been mitigated.

4.4 TA/2020/1331

Erection of extension to existing crossover.

113 Farningham Road, Caterham CR3 6LN

Case Officer: Hannah Middleton

Comment: The Parish Council regrets the loss of greenery and request that the surface must be permeable.

4.5 TA/2020/1267

Erection of single storey rear extension, two storey side extension and roof extension in association with the formation of habitable accommodation at first-floor level with two front dormer windows and three gable roof extensions, and associated rear patio and steps.

120 Burntwood Lane, Caterham CR3 6TA

Case Officer: Paige Barlow

Comment: The Parish Council leaves to TDC Officers however request that the Officer checks if the increase in size of the dwelling is contrary to TDC Planning rules.

4.6 TA/2020/1217

Demolition of existing detached garage. Erection of part single/part two storey side extension incorporating integral garage and rear conservatory.

14 Loxford Road, Caterham, CR3 6BH

Case Officer: Wayne Spencer

Comment: The Parish Council leaves to TDC Officers

4.7 TA/2020/1040/TPO

Common Beech - (T1) - Reduce canopy to balance by 2 metres, using a drop- crotch reduction to growth points. Merge reduction into the remaining canopy. Common Beech - (T2) - Reduce the overhanging branches from over the rear boundary line by 2 metres. Reduce canopy by up to 50%

Oak House, 123A Harestone Hill, Caterham CR3 6DL

Case Officer: Alastair Durkin

Comment: The Parish Councillors leave to Arboriculturist

4.8 TA/2020/1344

Erection of new wall to front garden

Twyford, 44 Tupwood Lane, Caterham CR3 6DP

Case Officer: Tracey Williams

Comment: The Parish Council regrets the loss of greenery and request that the surface must be permeable. Neighbours comments to be considered.

4.9 TA/2020/1252

Erection of single-storey rear extension to form a one-bed dwelling. Demolition of detached garage to provide parking area serving new dwelling and associated boundary treatments.

361 Croydon Road, Caterham CR3 6PN

Case Officer: Paige Barlow

Comment: The Parish Council comments as follows:

- **The plan removes access to outside space from the original dwelling resulting in a loss of amenity space for current and future residents.**
- **It is cramped and overdevelopment of the site**
- **There is a significant tree within the demise, there is no detail of root protections to be put in place from the extension.**
- **The plan proposes the removal of a number of trees, but it is not accompanied by an appropriate landscaping plan or plan to replace lost trees within the plan.**
- **Windows of the existing dwelling will overlook the rooflight directly into the kitchen As this is habitable space this should be unobscured but this will result in limited privacy for future residents.**
- **Due to level differences, living room/bedrooms and the garden will be overlooked by users of a highly used public footpath resulting in lack of privacy for occupants.**
- **The predicted energy assessment says the total floor area is 43.23 sq m which is just over the minimum government standard for a one bed flat.**
- **The CIL calculation is for a property in excess of 60 sq m**
- **The site area in the planning application states it is 286 sq m. It would be useful to have the actual sq m of the proposed development confirmed.**
- **The flood report assumption is based on this being an extension to provide storage for the retail unit, however this not the case but a new dwelling where different rules apply. This development has risk from current known risks and development of a dwelling at this location is not appropriate. It cannot be classed as “minor development” as it is an additional dwelling.**
- **It is a back garden development which should be resisted.**

4.10TA/2020/1253

Erection of first floor front extension to house and detached single garage (Part Retrospective).

Pilgrims Corner, Gravelly Hill, Caterham CR3 6ES

Case Officer: Paige Barlow

Comment: The Parish Council leave to TDC Officers with consideration being given to the neighbour's comments, noting that the bridleway should not be obstructed and for the tree officer to confirm there is no adverse implications for the trees at the property. The Council should also like to point out to the Officers that the existing enforcement notice on the property has not been complied with and this should be addressed. The previous reasons for refusal do not appear to have been mitigated. The only change in this application appears to be in the size of the garage.

4.11TA/2020/1424

Erection of replacement single storey side and rear extensions, and front porch. Conversion of loft to habitable accommodation, erection of rear dormer, hip to gable roof extension and installation of roof windows (Certificate of Lawfulness for Proposed Development)

6 Dome Hill Peak, Caterham CR3 6EH

Case Officer: Paige Barlow

Comment: The Parish Council leaves to TDC Officers

Meeting over at 1830

The next planning committee meeting will be held on Wednesday 16th September 2020.

Copies of Parish Council minutes are held by the Clerk and are available on the Parish Council web-site: www.caterhamvalleypc.org.uk Mrs M Gibbins, Parish Clerk, Tel: 07510 226989
