



(INCORPORATING VALLEY AND HARESTONE WARDS)

CATERHAM VALLEY PARISH COUNCIL - PLANNING COMMITTEE MEETING

Minutes of the meeting of Caterham Valley Parish Council Planning Committee,
held via the on-line ZOOM remote set-up on Wednesday 17th February 2021 at 6:00pm

Cllr Nicole Morrigan - Chairman
Cllr Peter Roberts
Cllr Cherie Callender
Cllr Alun Jones
Cllr Jenny Gaffney
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:**
There were none received.
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 were two members of the public in attendance in respect of application TA/2021/73. The residents highlighted their concerns to the committee. The Chairman thanked the residents for attending the meeting and, with the agreement of the committee, brought application TA/2021/73 to the beginning of the meeting.
4. **To consider and make comment on the following Planning Applications:**
 - 4.1 TA/2020/2301
Erection of Outbuilding/Summer House (Certificate of Lawfulness for a Proposed Development.)
2 Elgin Crescent, Caterham CR3 6ND
Comment: The Parish Councillors leaves to TDC Officers
Case Officer: Hannah Middleton
 - 4.2 TA/2021/31
Erection of illuminated sign
Quadrant House, 47 Croydon Road, Caterham CR3 6PB
Comment: The Parish Councillors leaves to TDC Officers
Case Officer: Laura Field

4.3 TA/2021/63

Demolition of existing utility/garage extension and erection of two storey side extension and single storey rear extension.

Upwood, Gorse Lodge, Tupwood Lane, Caterham CR3 6DQ

Case Officer: Hannah Middleton

Comment: The Parish Councillors leaves to TDC Officers

4.4 TA/2021/80

Erection of dormer to rear roof slope in connection with conversion of loft to habitable accommodation.

1 Aldercombe Lane, Caterham CR3 6ED

Case Officer: Tracey Williams

Comment: The Parish Councillors leaves to TDC Officers

4.5 TA/2021/29

Retention of two existing portacabins (Retrospective)

North Downs Hospital, 46 Tupwood Lane, Caterham CR3 6DP

Case Officer: Paige Barlow

Comment: The Parish Councillors request that a acoustic report is obtained to address the concerns raised by neighbours with regards to the constant noise. The Parish Council would also request that the applicant clarify the use to which the portacabins are being put given the noise issue. If the Officer is minded to agree to the application, we would request that the applicants are given a temporary licence for the use of the portacabins rather than full planning permission.

4.6 TA/2021/76

Installation of detached portacabin (Retrospective)

North Downs Hospital, 46 Tupwood Lane, Caterham CR3 6DP

Case Officer: Wayne Spencer

Comment: The Parish Councillors request that a acoustic report is obtained to address the concerns raised by neighbours with regards to the constant noise. The Parish Council would also request that the applicant clarify the use to which the portacabins are being put given the noise issue. If the Officer is minded to agree to the application, we would request that the applicants are given a temporary licence for the use of the portacabins rather than full planning permission.

4.7 TA/2021/40

Erection of single storey side extension

50 Harestone Hill, Caterham CR3 6DG

Case Officer: Hannah Middleton

Comment: The Parish Councillors leaves to TDC Officers however request that the Officer checks whether the extension exceeds the 40% limit for extensions.

4.8 TA/2020/2205

Conversion of the first floor of existing maisonette to form a new self-contained 1-bedroom flat. (Retrospective)

82a Croydon Road, Caterham CR3 6QD

Case Officer: Wayne Spencer

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

- **The flat is only 27 square metres, 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.

- We would not agree with the comment in the applicant's letter that 'this development provides a satisfactory living environment and an appropriate standard of residential accommodation in accordance with Local Plan Part 2 Policy DP7. The windows are small, 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. The suggestion that the 'shared use of a lobby area and storage room off the lobby' 'generates more free space within the accommodation' does not in any way increase the size of the living space for any occupant.
- 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.
- 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 Councillors support the Planning Officer refusal to application 2019/2013 on the grounds that 'The proposal would result in substandard accommodation by virtue of inadequate floor areas, poor outlook, lack of amenity space and appropriate floor to ceiling heights contrary to Policy DP7 of the Tandridge District Local Plan: Part 2 - Detailed Policies (2014) and the Technical housing standards - nationally described space standard 2015.

The Parish Council request this application be refused.

4.9 TA/2021/73

Erection of detached 2 storey house with detached garage and associated works.

Land to the Rear of 83 Harestone Hill, Caterham CR3 6DL

Case Officer: Wayne Spencer

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

- This application is a back garden development.
- The application is contrary to Design principles L2 and L4 of the Harestone Design Guide.
- It contravenes Policies DP7 and DP8.
- Approval of this application will set a dangerous precedent in the Harestone area.
- As a number of trees have previously been removed, any approval of this application must have a management plan for the protection of the remaining trees.
- Neighbours have raised significant concerns in terms of character, overlooking, destruction of trees, easier access to the rear of properties, harm to amenity and overdevelopment of the site which should be considered in the determination of this application.
- Contrary to the contention in the D & A Statement, the Inspector at the appeal hearing in their report in no way stated that a development on this site was in any way 'accepted'.
- Contrary to the D & A Statement, there have been strenuous objections from neighbouring residents.
- The plans appear to indicate that the side elevation windows will still overlook the neighbours houses and potentially the bedroom windows.
- The topography of the site will cause an impact on the privacy of the existing property at 83 Harestone Hill.
- A landscaping plan is required to ensure trees are replaced.

- **An independent ecological survey of the site is to be undertaken at a suitable time of the year but not in December as this is an unreliable time to record:**
 - **Bat activity**
 - **Birds breeding activity**
 - **Dormice activity**
 - **Greater Crested Newt activity and**
 - **Reptile activity.**

The Parish Council request this application be refused. Should the Officer be minded to approve this application District Cllr Beverley Connolly will take to Committee.

4.10TA/2021/92

Extension of existing garden room hard standing and erection of garden room. Installation of a foul drain. (Certificate of Lawfulness for Proposed Use or Development)

6 Harestone Drive, Caterham CR3 6HX

Case Officer: Tracey Williams

Comment: The Parish Councillors request that a tree survey is undertaken prior to the works being undertaken and to ensure there is no damage to the tree roots. The Parish Council further requests that a planning condition is applied to the application that if the Officer is minded to approve the application the garden room is not to be used as a residential or habitable room.

4.11TA/2021/71

Replacement of existing unretained bank, damaged steps and damaged retaining walls with a single level retaining wall. Replacement and enlargement of existing dilapidated upper patio area. Erection of 2.1 metre high fencing to lower and upper patio areas (Retrospective)

253 Stafford Road, Caterham CR3 6NL

Case Officer: Tracey Williams

Comment: The Parish Councillors leaves to TDC Officers

4.12TA/2021/154/TPO

T1 Beech – Reduce crown by 3m and carry out a 10% canopy thin. T2 Beech – Reduce crown by 3m and carry out a 10% canopy thin.

19 Clareville Road, Caterham CR3 6LA

Case Officer: Alastair Durkin

Comment: The Parish Councillors leave to the Arboriculturist

4.13TA/2019/1075/Cond6

Details pursuant to the discharge of Condition 6 (External materials) of planning permission ref: 2019/1075 dated 20th December 2019 (Erection of two x five storey linked blocks of 26 flats comprising 12 two-bed general needs flats and 14 sheltered housing one-bed flats for older people with associated communal lounge, staff office and 27 car parking spaces and associated hard and soft landscaping)

Former Bronzoak House, Stafford Road, Caterham CR3 6JG

Case Officer: Kim Waite

Comment: The Parish Councillors leaves to TDC Officers

Meeting ended at 1845

The next planning committee meeting will be held on Wednesday 10th March 2021.

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
