



(INCORPORATING VALLEY AND HARESTONE WARDS)

CATERHAM VALLEY PARISH COUNCIL - PLANNING WORKING GROUP

Comments of the meeting of Caterham Valley Parish Council Planning Working Group,
held via the on-line TEAMS remote set-up on Wednesday 23rd June 2021 at 6:00pm

Cllr Alun Jones
Cllr Annette Evans
Mr Peter Brent - Co-opted Member
Mrs Deborah Brent - Co-opted Member

Mrs M Gibbins
Clerk & RFO to Caterham Valley Parish Council

PLANNING WORKING GROUP COMMENTS

- Apologies for absence:**
There was none received.
- 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.* Cllr Annette Evans declared an interest in application TA/2021/944/TPO and did not contribute to the discussion or comments.
- Public session:** There was one member of the public present in respect of application TA/2021/522. The resident raised their serious concerns and requested that the parish council object to the application. The resident was thanked for their attendance and was invited to stay for the discussion by the working group.
- To consider and make comment on the following Planning Applications:**
 - 4.1 TA/2021/522**
Erection of part 3-storey, part 4-storey building comprising of 5 apartments on site of plots 18/19 Bradenhurst Close (as previously consented under TA/2017/2351) with associated access, parking, cycle storage and amenity space (amended description and site address).
Land to South of The Crescent, Bradenhurst Close, Caterham CR3 6FG
Case Officer: Wayne Spencer
Comment: The Parish Council objects to this application.
The current development has a stop notice issued with regard to the development due to the non-payment of CIL funds which would have contributed to the infrastructure deficit in Caterham. The Parish Council can in no way support the progression of this planning application whilst the developer has not paid funds owed to the local authorities. The Parish Council cannot understand how a planning application has been drawn up and submitted when no work should have happened on site with regard to the development until the CIL money owed has been paid.

It should also be noted that 2008 outline planning permission for flatted development was refused. This was in part because of the impact on character. Village developments in their submission for the full application, which was approved, did highlight that flatted development in this location would have a detrimental impact on character. It is not clear what has changed in their thinking from that application to this one.

The Parish Council also objects to the proposed development on the following grounds: CSP19 - This site is 0.02 hectare. CSP 19 states a residential density of maximum 55 units outside the town centre. On this basis, this allows for 1.1 units on this site so 5 units is overdevelopment.

DP5 - Highway Safety - Bradenhurst Close is narrow road. Adding an additional 3 dwellings to the road will result in an increasing in vehicle movements. Consideration should also be given to the road condition. Construction traffic had resulted in a deterioration of the road surface in places.

Harestone Hill is an unadopted road with no pavements. Additional cars park there, particularly in winter, because of the steep incline on Bradenhurst Close and we have concerns that this development will cause further issues.

The parking separated from the development by the turning hammer head could result in parking in the hammerhead, impacting the ability of vehicles including refuse collections to turn.

DP7 - Character and Layout - The new development has a change to the frontage compared to the neighbouring dwellings. It has smaller windows due to the addition of a stairwell to the front of the property. The street scene has been designed with a series of semi-detached houses. The new proposal is bigger than the other building blocks along the road. It should also be noted that the topography of the site means this property will dominate the street scene given its location on a topographic high spot.

The prevailing design on the buildings moves from semi-detached properties with a gabled roof finish to one on this proposal for a mansard finish with a flat roof element. It is not clear what the pitch of the roof would be in this plan and if it is in keeping with the prevailing street finish which has a more standard design.

Harestone Design Guide L4 - Forms of development must respect their location, the size of the site and the character of the area. This proposal does not do that. The area needs semi-detached houses for families and not flats.

Built Form - The scale is larger than any of the other developments on the road. The built form is completely out of keeping with the rest of the road.

Parking - Whilst there are 4 spaces located outside the development, the remaining spaces are remote to the dwelling and a distance along the crescent. This will potentially lead to conflict between existing residents. It should also be noted that based on the number of spaces, if approved, a condition should be included where all spaces are to be unallocated.

Amenity - There are low levels of natural light to 2 of the habitable rooms in the 4-person basement flat. The principal bedroom has light only from an easterly facing light well. The addition of the stairwell to the front of the property will create a shadow over the light well for most of the day and will result in poor living conditions for the residents in this flat. The second bedroom in the basement 4-person flat has a small high-level window which is North facing and obscured by the neighbouring property. This will mean that limited to no natural daylight will get into this room. The location of the stairs alongside this flat will mean that all residents using the stairs to access the communal gardens will have visibility directly into the bedroom resulting in no privacy to the future residents.

It should also be noted that there will be limited head room in the top floor flat with >50% of some rooms below the ideal level. This creates unusable space within the top floor flat resulting in cramped conditions. The minimum acceptable ceiling height is 2.3m. Building

regulations require at least 75% of the GIA to meet this height. There is nothing in the submitted drawings that confirms the top floor flat meets the minimum requirements. Finally, the height of the building increases. However, the current plans do not show the changes in the building height before and after. It is possible to extrapolate from the cross section that there is a significant increase in height. However, it is not possible from the drawings to assess accurately what the height difference is. This increase in height will result in impact on the amenity of neighbouring residents. It could result in overlooking and loss of light. The total quantum of the change needs to be assessed prior to any decision being issued.

Privacy - The steps that run down the northern elevation of the property will result in a loss of privacy for the basement level 4-person flat. Given the height the steps descend from, there will be full visibility into both the kitchen and second bedroom of the basement flat. This appears to be the main access to the communal garden from the flats. The only way to ensure privacy in these flats would be either obscure glazing or windows coverings which will further reduce natural light into the north facing dark and dank rooms.

The scale and increase in height of the development will impact the privacy of adjacent neighbour properties through overlooking. This will impact the residents below in Caterham School, plus the increase in height will directly overlook 134 Harestone Hill. The development is of poor design and goes against the policy CCW4 in the Caterham, Chaldon and Whyteleafe Neighbourhood Plan (CCWNP). This is a poorly designed property attempting to shoe horn a number of units into the existing footprint and failing to do so. The development had a resulting poor design because of the addition of a stairwell to the front of the development which is blocky and inadequately designed.

The development also impacts locally significant views. The view across the Valley has been identified in the CCWNP. CAV11 in Policy CCW10 of the CCWNP identifies the importance of the view.

The Harestone Valley Design Guide identifies the importance of lower density development at the edge of the built-up area to transition from the more urban spaces to green spaces. This site is on the boundary of the greenbelt and the increase in density at this location would not support the "gentle transition from urban to rural patterns in the green belt".

CSP18 should also be considered and the protection of wooded hillsides. Whilst there has been an approval in principle for development in this location, any increase in scale or density will adversely impact the character of the area. The development at the end of the chain of properties will end at the Greenbelt boundary and in the wooded hillside will be bigger in scale and massing. It will dominate the development and impact the overall appearance of the wooded hillside.

Harestone Design Guide L2 - There should be high levels of privacy in relation to character and not unduly impact on the amenity of neighbours, Caterham School have mentioned this in their objection in relation to the staff accommodation in their grounds. The school also have concerns about the closeness to the adjacent footpath which is used by the school

Tree Protection - Since the building is now closer to boundary, the Parish Council would request that a tree survey of those trees close to boundary on the other side is undertaken.

Refuse / Recycling - We are unable to see the refuse / recycling area for the flats in this proposal. Is there one and is it large enough for size of the development.

Safety by design - The development by nature of size and scale impacts the safety of the adjacent bridleway. The massing will create a darkened footpath and encourage crime. The Parish Council requests that the police review the proposal of the increased scale and the impact it will have on the adjacent footpath.

Biodiversity - The current proposal identified several protected species on the site that were relocated. Given the work has stopped for several years, rewilding has taken place on the

site. There is now evidence of a return of these protected species such as Bats, Badgers, Slow Worms and Grass Snakes. An updated ecology report is required to be completed and appropriate mitigation put in place to protect these.

If officer is minded to approve the application the district councillor will take to committee. District Cllr Alun Jones would also attend the meeting.

4.2 TA/2021/969

Erection of part single/part two-storey front and side extension and internal alterations.

26 Greenhill Avenue, Caterham CR3 6PQ

Case Officer: Hannah Middleton

Comment: The Parish Councillors leave to TDC Officers

4.3 TA/2021/944/TPO

802) - Sorbus - Reduce height from 7m to 5.5m and reduce spread of 3.5m to 2.5m

803) - Cherry - Reduce height from 6m to 4.5m and reduce spread of 3m to 2m

808A) - Sycamore elder and ash sapling regrowth - Reduce existing height of 2.5m to 1.8m (fence height.)

Pegasus Court, Stafford Road, Caterham CR3 6TD

Case Officer: Alastair Durkin

Comment: The Parish Councillors leave to Arboriculturist

4.4 TA/2021/1010

Demolition of existing outbuilding and local regrading of site levels. Erection of single storey side extension, conversion of garage to habitable accommodation and changes to fenestration.

177 Stanstead Road, Caterham CR3 6AJ

Case Officer: Deborah Soulsby

Comment: The Parish Councillors leave to TDC Officers but request assurance that Chaldon Village Council has been consulted.

The meeting closed at 1831

The next planning meeting will be held on Wednesday 14th July 2021

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