



(INCORPORATING VALLEY AND HARESTONE WARDS)

CATERHAM VALLEY PARISH COUNCIL - PLANNING COMMITTEE

Minutes of the meeting of Caterham Valley Parish Council Planning Committee held at Caterham Valley Library, Stafford Road, on Wednesday 25th August 2021 at 6:00pm

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

In attendance: Cllr Jeremy Webster

Mrs M Gibbins -
Clerk to Caterham Valley Parish Council

MINUTES

1. **Election of Chairman and Vice Chairman**
Cllr Annette Evans proposed Cllr Jones for Chairman; Seconded by Cllr Sakina Bradbury. Cllr Sakina Bradbury proposed herself as Vice Chairman seconded by Cllr Annette Evans
2. **Apologies for absence**
There was none received
3. **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
4. **Public session:** There was no member of the public present.
5. **To consider and make comment on the following Planning Applications:**
5.1 TA/2021/1230
Erection of single storey side and rear infill extension with new roof and 2 no. rooflights.
24 Timberhill Road, Caterham CR3 6LD *Case Officer: Hannah Middleton*
Comment: The Parish Council leaves to TDC Officers

5.2 TA/2021/1324/NH

Demolition of existing conservatory. Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.50 metres, for which the maximum height would be 3.69 metres, and for which the height of the eaves would be 3.69 metres (Notification of a Proposed Larger Home extension)

9 Greenhill Avenue, Caterham CR3 6PR

Case Officer: Tracey Williams

Comment: The website says plans have been superseded but new plans were not available. The Parish Councillors leaves to TDC Officers.

5.3 TA/2021/652

Removal of condition 2 (fence) of planning permission ref: 2019/1820 (erection of fence with trellis including formation of decking. (Retrospective))

2 Whyteleafe Ct, Burntwood Close, CR3 6TE

Case Officer: Tracey Williams

Comment: The Parish Councillors leaves to TDC Officers

5.4 TA/2021/1283

Erection of two storey side extension and single storey rear extension in association with external steps to patio and landscaping.

162 Stafford Road, Caterham CR3 6JE

Case Officer: Hannah Middleton

Comment: The Parish Councillors leaves to TDC Officers

5.5 TA/2021/1359/TPO

G1) - Mixed trees overhanging road to 5.2m to allow unimpeded access for bin lorries (Please refer to photos provided.)

The Hill, Church Hill, Caterham CR3 6SD

Case Officer: Alastair Durkin

Comment: The Parish Council leaves to the Arboriculturist

5.6 TA/2021/1255

Demolition of existing bungalow including integral garage and outbuilding. Erection of replacement 5-bedroom dwelling house with terrace areas and associated works.

39 Tupwood Lane, Caterham CR3 6DB

Case Officer: Paige Barlow

Comment: The Parish Councillors leave to TDC Officers with consideration for neighbour's concerns.

5.7 TA/2021/1373

Demolition of glazed canopy. Erection of a single storey side/rear extension with timber decked area, detached outbuilding and additional parking.

14 Timberhill Road, Caterham CR3 6LD

Case Officer: Wayne Spencer

Comment: The Parish Councillors leaves to TDC Officers with the proviso that any additions to the building should fit in with the current building. Improving staff facilities is to be welcomed.

5.8 TA/2021/1345

Erection of single storey side infill extensions, single storey rear infill extension, porch extension and alterations.

36 Harestone Valley Rd, Caterham CR3 6HD

Case Officer: Hannah Middleton

Comment: The Parish Councillors leaves to TDC Officers.

5.9 TA/2021/1356

Erection of single storey front extension

18 Dunedin Drive, Caterham CE3 6BA

Case Officer: Adam Sultan

Comment: The Parish Councillors leaves to TDC Officers

5.10 TA/2021/1368

Demolition of existing conservatories. Erection of first floor over existing dwelling in association with new roof over and front porch.

South Winds, 16 Dome Hill Peak, Caterham CR3 6EH *Case Officer: Hannah Middleton*

Comment: The Parish Councillors leaves to TDC Officers

5.11 TA/2021/1382/NC

Change of use of part ground floor only (rear element) from class A1 to class C3 to form one apartment. (Prior approval application Schedule 2, Part 3 Class M)

42 Croydon Road, Caterham CR3 6QB

Case Officer: Paige Barlow

Comment: Highway safety

The proposed development will impact highway safety. The highway authority needs to consider the multiple conversions without parking that have happened along this stretch of Croydon Road.

2021/1240/NC - 2 flats with no parking

2020/1307/NC - 8 flats 5 spaces.

2018/1330 - 74 Croydon Road, refused and supported by planning inspector due to impact on neighbouring roads where parking stress exceeds 100%.

2018/2410 - Addition of 3 bedrooms with no parking

2016/2115 - 18 Croydon Road. 3 bedrooms with no parking.

2009/1452 - 12 Croydon Road. 2 flats. No parking.

2008/1544 - 2 additional flats. No parking

2007/394 - 1 additional flat. No parking

2005/1000 - 1 additional flat. No parking.

2004/1222 - 3 flats. Parking not implemented.

There have been 23 flats approved in this immediate area with only 5 parking spaces. During this time, an application at 74 Croydon road was refused on the grounds of the impact it would have on amenity of residents on neighbouring roads plus impacting highway safety.

The inspectors comments were:

In Farningham Road, where there are fewer restrictions, the survey counted only one free space in the afternoon. This is similar to the availability I saw during my site visit at 1130 on a Tuesday. While I saw spaces available in the restricted bays on Croydon Road, I saw only 1 free space in Farningham Road, where I also noted illegal and inconsiderate parking and residents using cones to keep access to their driveways free. This suggests that the streets within 200m of the site, on Monday to Saturday, would be unable to absorb the additional on-street parking generated by this proposal for periods greater than 1 hour. <http://tdccomweb.tandridge.gov.uk/Planning/StreamDocPage/obj?DocNo=23873879&content=obj.pdf>

It is clear that the cumulative impact of development has resulted in highway safety issues on roads within 200m. Whilst one flat with no parking alone will not result in a material impact, the cumulative impact of 23 dwellings with 5 spaces will have a material impact on highway safety. This is clear to see on a site visit to Farningham Road and Colin Road. It is impossible to believe that the occupiers of these dwellings have no

vehicles given car ownership in Caterham Valley is 1.3 vehicles per dwelling and several of the residents in these converted dwellings have cars and have raised parking issues with the council.

Residential amenity

The development is of poor design. The windows are either skylights or open out onto a steep bank. There will be no outlook from any of the rooms. The "amenity" space is approx. 1.2m wide and 2.5m long surrounded by walls c.2.4m tall. This "amenity" space will also have to be used to store any bikes and for the storage of refuse which is on a fortnightly collection schedule.

The development should have 1.5 spaces based on the Tandridge planning standard or 1 space based on the Surrey Standards. The lack of parking will impact the amenity of nearby residents.

It is impossible to assess if the light assessments are correct. It appears that the report has not included the fact there is a steep vegetated slope to the rear of the property, the fact that the property is North East facing, or that the host property is 3 floors tall and will block out natural light for most of the day. This report is inadequate.

It describes building a 3D model from the 2D plan to assess the VSC. The architect's plans do not show orientation and nor do they show the topography or vegetation of the site, which to the rear is steep and overgrown with the office space currently dug into the slope of the valley. The individual calculations considering the topography and urban built up area needs to be shown with the values calculated by window. Currently, this report does not properly demonstrate "adequate" light and as such should be refused on these grounds. This development will result in a dark and dank living environment.

In addition, the measurements from the unclear and incomplete assessment are marginal, and as such we should have a lighting plan for the property to ensure there is sufficient light for future occupiers.

The BRE guide recommends that, where possible, each new dwelling should have at least one main living room window that faces within 90 degrees of due south. The BRE guide recommends that main living room windows should receive at least 25% of the total Annual Probable Sunlight Hours (APSH). It also recommends that at least 5% of the APSH should be received during the period between 21st September and 21st March. Given the topography of the site, it is clear that this is not possible.

Measurements of VSC which I believe to be "Clear Sky pr" in the assessment are incorrect and overstated due to the topography, surrounding building and orientation. The impact of these is not shown in the 3D model. The results are particularly overstated in windows W1 and W7 with the impact of the slope to the rear which has not been considered.

Due to the impact on highway safety and poor future environment for residents, this application should be refused.

5.12 TA/2021/1370

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

Upwood Gorse Lodge, Tupwood Lane, CE3 6DQ

Case Officer: Hannah Middleton

Comment: The Parish Councillors leaves to TDC Officers

5.13 TA/2020/511/Cond1

Details pursuant to the discharge of Condition 7 (Construction Transport Management Plan), of planning permission ref: 2020/511 dated 5th May 2021 (Demolition of office buildings; Erection of 7x two-storey detached dwellings. Construction of access road from Harestone Drive and provision of associated parking and landscaping.).

Hut 1, Harestone Drive, Caterham CR3 6YQ

Case Officer:

Comment: The Parish Councillors leaves to TDC Officers with the proviso that monitoring is essential.

5.14 TA/2021/1504/NH

Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4 metres, for which the maximum height would be 3.3 metres, and for which the height of the eaves would be 2.4 metres (Notification of a Proposed Larger Home extension)

353 Croydon Road, Caterham CE3 6PL

Case Officer: Tracey Williams

Comment: The Parish Councillors leaves to TDC Officers.

The meeting closed at 18:31

The next planning meeting will be held on Wednesday 15th September 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
