



(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 6th October 2021 at 6:30pm

Cllr Alun Jones - Chairman
Cllr Sakina Bradbury
Cllr Jeremy Webster
Cllr Annette Evans
Mrs Deborah Brent - Co-opted Member

Mrs M Gibbins - Clerk & RFO

MINUTES

1. **Apologies for absence:**
Mrs Caroline Hollins, 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 were 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/2021/1544/TPO
G1) - Yew tree hedge - Reduce by 25% and prune sides.
4 Priory Mews, Caterham CR3 6FP *Case Officer: Alastair Durkin*
Comment: The Parish Councillors leave to Arboriculturist
 - 4.2 TA/2021/1542/TPO
T1) - Westen Red Cedar - Reduce the height by 15 feet + reduce side stem that sticks out to help with the sail area. (Please refer to photos provided.)
11 Harestone Drive, Caterham CR3 6HX *Case Officer: Alastair Durkin*
Comment: The Parish Councillors leave to Arboriculturist
 - 4.3 TA/2021/1540/TPO
T1) - Norway Maple - Fell to ground level
7 The Copse, Caterham CR3 6DU *Case Officer: Alastair Durkin*
Comment: The Parish Councillors leave to Arboriculturist
 - 4.4 TA/2021/1581
Erection of two storey side extension and front facing first floor dormer with gable end pitched roof.

3 Deansfield, Caterham CR3 6BL

Case Officer: Tracey Williams

Comment: The Parish Councillors leave to TDC Officers with regard to the increase in size of the dwelling with this latest extension which may increase to more than 40% of the original

4.5 TA/2021/430

Erection of new detached 3-bedroom dwelling on land to the rear of 8 Harestone Lane with associated access and amenity areas. (Amended plans and description).

8 Harestone Lane, Caterham CR3 6BD

Case Officer: James Amos

Comment: The Councillors noted this has already been approved.

4.6 TA/2021/1639/NH

Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 5 metres, for which the maximum height would be 2.90 metres, and for which the height of the eaves would be 2.90 metres

(Notification of a Proposed Larger Home extension)

17 Stafford Close, Caterham CR3 6JP

Case Officer: Tracey Williams

Comment: The Parish Councillors leave to TDC Officers

4.7 TA/2021/1543/TPO

T1) - Sycamore tree - Fell to ground level - client is happy to replant another Sycamore in its place 10-12cm girth (Please refer to photos provided.)

3 Priory Mews, Caterham CR3 6FP

Case Officer: Alastair Durkin

Comment: Felling a tree because of the aesthetic of a tree is not a reasonable reason for its destruction. The Parish Councillors cannot support the removal of the tree. The benefits of retention outweigh the reasons for removal. The Parish Council support the neighbours comments.

4.8 TA/2021/1638/NH

Erection of single storey upwards extension over the main roof of the existing dwelling to create two bedrooms with en-suites (Notification of enlargement of a dwelling house by construction of additional storeys under Schedule 2, Part 1, Class AA).

17 Stafford Close, Caterham CR3 6JP

Case Officer: Tracey Williams

Comment: The Parish Councillors highlight this development will have a material impact on the amenity of the neighbouring property and the architectural elevation would be out of character with the neighbouring properties.

The character of the road isn't enhanced by this development. Whilst the road does not contain any notable design, the road is characterised by a uniform frontage which is in keeping. Bookending a terrace with a 3 storey frontage would appear odd at best.

The build form results in a sudden change in height and rhythm of the terrace.

The addition of one extra bedroom would require 3 parking spaces. There are currently no spaces allocated to this property. This road has a parking stress in excess of 100% with all housing only having on street parking on one side of the road. This proposed development will impact the amenity of the neighbouring properties with any additional on street parking on the road.

The development, with the addition of an extra storey will allow residents to look out on the upper floors directly into the neighbours conservatory. This will significantly harm their enjoyment of their property.

If the Officer is minded to approve, we request a condition preventing the subdivision of the property to flats or to a HMO.

4.9 TA/2021/1591

Erection of first and second floor rear extension to existing flat.

211a Croydon Road, Caterham CR3 6PH

Case Officer: Wayne Spencer

Comment: The Parish Councillors comment as follows:

DP7 - The proposal to add the additional story's onto the recently completed extension would be out of character with the prevailing design.

Appeal reference APP/M3645/W/19/3231194. The appeal report for a larger extension than was finally approved and built said "*The street where the appeal site is located has a variety of architectural styles. There are ground floor and roof extensions in the wider area and fire escapes extending from the rear elevation of the row at present. Nevertheless, the appeal property sits at the end of a terrace that has a uniformity to its proportions and appearance.*

While not of a significant depth, the height of the development would result in an overall bulk that would be discordant with the considerably smaller projections along the parade at present. This would be obvious even with a palette of external materials to match the existing building.

Positioned at the rear of the building, the development would not be readily visible from any significant public vantage points and would be viewed against the taller existing building. However, the incongruity of the proposal would be clear from nearby properties and their rear gardens above the existing boundary treatments. Moreover, that a development is screened is not a reason to allow development that is unacceptable.

Therefore, the proposal would unacceptably harm the character and appearance of the area. It would be contrary to Policy CSP18 of the Tandridge District Core Strategy (CS) and Policy DP7 of the Tandridge Local Plan, Part 2: Detailed Policies 2014-2019 (LP). These, in part, seek to ensure developments integrate effectively with their surroundings, and reflect and respect the character, setting and local context, including those features that contribute to local distinctiveness."

The significant increase in the proportions of this proposal vs the original application and delivered extension would result in an out of character development, a decision that we believe would be supported by the planning inspector.

The proposal will impact the amenity of the properties at either side. The orientation of the building and the topography will result in an impact on light into habitable rooms. In 113 Croydon Road, the projection will reduce light into the habitable rooms including the kitchen and living space. This will impact the amenity of the current and future residents of this dwelling.

The dominant nature of the proposal will also result in the loss of light into habitable rooms of 209 Croydon Road. Due to the design of 209 and the topography of the site, 209 has a lower level with windows in the side elevation. The scale and size of the development will block light from these habitable rooms impacting the amenity of the current and future residents of 209.

The windows to the rear of the proposed extension will allow direct visibility into the kitchen of 209 and result in a significant loss of privacy.

The proposal results in a living room in the proposed development with limited natural light.

It should also be noted that the previous extension is subject to an investigation by the planning enforcement team due to the installation of 3 refrigeration plant units on the external of the building without the required planning permission.

Should the Officer be minded to approve, District Councillor Alun Jones will take to Committee.

4.10 TA/2021/1601/TPO

Lawson conifer (T1) - To crown lift to 4.5m from ground level by removal of only secondary sub laterals from the large low primary limb, and primary limbs less than 70mm in diameter, to manage trees crown within proximity to surroundings and allow better light filtration to the rest of the garden.

9 Bradenhurst Close, Caterham CR3 6DS`

Case Officer: Alastair Durkin

Comment: The Parish Councillors leave to Arboriculturist

4.11 TA/2021/1680/TPO

T1) - Sycamore tree - Fell; T2) - Sycamore - Fell; T3) - Hawthorn - Fell

2 The Copse, Caterham CR3 6DU

Case Officer: Alastair Durkin

Comment: The Parish Councillors leave to Arboriculturist

4.12 TA/2021/1730/TPO

21) - Group of elm trees - Fell 2 southerly stems. - please see photo on plan provided.

Hut, 1 Harestone Drive, Caterham CR3 6YQ

Case Officer: Alastair Durkin

Comment: The Parish Councillors leave to Arboriculturist

The meeting ended at 1845

The next planning meeting will be held on Wednesday 27th October 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
