



(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 17th November 2021 at 6:30pm

Cllr Alun Jones - Chairman

Cllr Sakina Bradbury

Cllr Jeremy Webster

Cllr Annette Evans

Mrs Caroline Hollins - Co-opted Member

Mrs Deborah Brent - Co-opted Member

Mrs M Gibbins - Clerk & RFO

MINUTES

1. **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.*

Cllr Alun Jones declared a disclosable but not pecuniary interest in applications TA/2021/1800 and TA/2021/1897/EIA. Cllr Jones left the meeting when these applications were discussed and comments identified.

3. **Public session:** There was 7 members of the public present including 5 from ALDI who spoke in favour of planning application TA/2021/1800. Following the presentation general discussion ensued and questions were fielded. One resident expressed their serious concern regarding the volume of traffic, parking issues, queuing of traffic on the roundabout and the introduction of yet another supermarket would kill the retail businesses in the main part of the town.

4. **To consider and make comment on the following Planning Applications:**

4.1 TA/2021/1800

Demolition of existing buildings and erection of a Class E retail unit, including refurbishment of existing office unit to provide a commercial unit at ground floor with residential dwelling above; alongside access, car parking and associated works.
381 Croydon Road, Caterham CR3 6PN *Case Officer: James Amos*

Comment: The Parish Council objects to this application as follows:

- The Parish Council believe it is essential to protect and develop Caterham Valley Town Centre and Local Centre Caterham-on-the Hill. Town Centres and High Street have been impacted across the UK as a result of COVID-19

pandemic and a number of well-known High Street names have been lost (notably Dorothy Perkins and TUI in Church Walk).

- The design and access statement states that ‘the proposed development will provide both Caterham and Whyteleafe with a new bespoke ALDI food store to enable surrounding residents with greater retail choice and access to a local discounter’.
- This contradicts 5.37 Tandridge Retail and Leisure Study Update ‘development that serves more than a local catchment area should be concentrated in Caterham Valley or Oxted town centres. The two main centres in the District (Caterham Valley and Oxted) have the best prospects for attracting investment, and should continue to be the main focus for future town centre uses, particularly comparison retail floorspace and restaurant uses (5.37 Tandridge Retail and Leisure Study Update Final Report, 2018).
- The proposed ALDI is 1.1 miles from Caterham Town Centre. The location is not part of a town centre, local centre or neighbourhood centre and it sits outside Caterham Valley Town Centre Boundary (Town & Local Centre Review 2018).
- Caterham has already attracted Lidl (still under construction at the former Rose & Young site) which is located within the Caterham Valley Town Centre boundary and therefore provides the local area with a discounter supermarket option.
- The location of development and the type of business is contradictory to the TDC Local Plan 2033 supporting Caterham Valley Town Centre and Caterham Local Centre.
- Policy TLP24 which seeks to protect the role of all identified retail centres and the significant role they play in ensuring our communities have access to retail shopping and leisure services to enhance their sustainability.
- Policy TLP28 to support and enhance the role of Caterham Valley Town Centre as a key service hub and Caterham on the Hill Local Centre, which supports wider regeneration for the District ii) Support the redevelopment of sites within the town centre boundary as set out on the Policies Map and those in the Caterham Town Masterplan
- The Caterham Town Centre Masterplan SPD 2018 sets out a vision for the regeneration of the retail centres at Caterham Valley and Caterham-on-the-Hill.
- The provision of 50 new jobs is indeed a positive one, however the planning officer should consider the wider impact ALDI may have on surrounding businesses and the local town centre of Caterham Valley and Caterham on the Hill.
- The proposed ALDI development outside the Caterham Valley Town Centre boundary, has the potential to attract shoppers away from the existing supermarkets Morrisons, Waitrose and the future Lidl, with its ‘me too’ consumers goods under its Own Label. Reduced footfall in the town centre leads to reduced consumer spend in the town centre.
- The Portas Review (2011) highlighted the issue of reduced footfall in town centres, leading to weakened performance of nearby stores which leads to weakening of the surrounding area and increases the likelihood of further store closures (Portas Review 2011 citation Downward Spiral of Decline Department for Business, Innovation and Skills/Genecon and Partners (2011) Understanding High Street Performance. Citing Colliers

International. Fewer businesses leads to fewer employment and therefore the net gains/losses to local employment need to be considered.

- The Local Data Company found that 15% of retail premises in Great Britain were vacant in the second half of 2020, up from 13% in the second half of 2019. This was the biggest rise in store vacancies since 2013.
- The Design and Access Statement says 'As a food store with predominantly own labelled brands ALDI would not compete directly with existing businesses. For instance, it does not have an instore butcher, fishmonger or café and does not sell cigarettes or tobacco products. This allows ALDI to complement other local business as customers often link trips with the ALDI store and other local shops to fulfil their shopping trips' (Design & Access Statement)
- ALDI is differentiated from its competitors by focusing on competitively priced 'Own-Label' items. It is wholly ridiculous to say that ALDI does not compete directly with existing businesses. ALDI is a supermarket, 'a supermarket is defined as a self-service shop offering a wide variety of food, beverages and household products, organized into sections'. By definition, ALDI is in competition locally with Morrison's, Waitrose & soon to be Lidl in the Town Centre, Tesco and COOP at Caterham on the Hill and Sainsbury's in Warlingham along with local convenience stores and independent food retailers.
- Projections, which include the new Lidl, suggest there is limited or no capacity for new convenience goods floorspace in Oxted and Caterham/Warlingham/Whyteleafe, because the growth in population/expenditure does not offset the current under-trading. The medium and high growth scenarios also indicate a negative or limited floorspace capacity up to 2033 in these areas. (3.41 Tandridge Retail and Leisure Study Update Final Report, 2018)

TRAFFIC & PARKING

- The proposed sales area is 1164.5 sq metres. There are a total of 64 car parking spaces. Tandridge District Parking Standards - SPD 2012; Food Retail (above 1000 sq metres) requires 1 car space per 14 sq metres. Based on this number the proposed development would require 83 parking spaces. This is a shortfall of 19 car parking spaces. There is lack of information on parking provision for staff and whether this would be included in the total of 64 spaces?
- Battery charging points provision appears to be under the Surrey County Council recommendation.
- The site is opposite Marden Lodge Primary School, in 2016 there were 236 pupils at the school (OFSTED). It is a fair assumption that a number of children arrive and leave school by car. Parking pressures at drop-off and collection times will mean that that ALDI carpark will become an overflow parking area for the school increasing parking pressure on an already inadequate site.
- The proposed development changes this site from a business that supplied high value goods (cars) and low footfall and low vehicular movements, with one that is low value commodity goods, high footfall and high vehicular movements on to the busy Croydon Road.
- The site is located 0.2 miles from the junction of Wapses Lodge Roundabout on the A22. The A22 is an artery road connecting the M25 into London. Increase vehicular movements in and out of the ALDI carpark

and queuing at peak times have the potential to disrupt traffic movement on and off the roads radiating off the Wapses Lodge roundabout. DP5 Highway Safety & Design

- How would deliveries be managed and what space is there to allow for delivery lorries to manoeuvre on site to avoid having to reverse on to the Croydon Road.

FLOOD RISK

- Application site lies within Flood Zone 3, and therefore high probability of flooding. Environment Agency OBJECT to proposal as it currently stands as there is no Flood Risk Assessment. Letter dated 10th November

The Parish Council is not, in principle, against ALDI however the site proposed is totally unacceptable and unsuitable and for this reason and those listed above, Caterham Valley Parish Councils recommend refusal of this application.

4.2 TA/2021/1805

Erection of single story side extension with pitch roof. Erection of first floor front bedroom and rear bedroom extensions.

387 Stafford Road, Caterham CR3 6NP

Case Officer: Adam Sultan

Comment: The Parish Councillors leave to TDC Officers.

4.3 TA/2021/1897/EIA

Demolition of existing buildings and erection of a Class E retail unit, including refurbishment of existing office unit to provide a commercial unit at ground floor with residential dwelling above; alongside access, car parking and associated works. (Environmental Impact Assessment Screening Opinion)

381 Croydon Road, Caterham CR3 6PN

Case Officer: James Amos

Comment: The Parish Councillors consider the EIA should be undertaken prior to the planning application being submitted and question why this was not undertaken.

4.4 TA/2021/1820

Demolition of existing garage and erection of new replacement outbuilding.

Blossom Cottage, 6 Weald Way, Caterham CR3 6EG

Case Officer: Deborah Soulsby

Comment: The Parish Councillors leave to TDC Officers however request a condition is applied that the outbuilding is not be to be used or sold as a separate habitable accommodation.

4.5 TA/2021/1786

Erection of single storey rear extension, patio, retaining walls and internal alterations

153a Harestone Valley Road, Caterham CR3 6HT

Case Officer: Hannah Middleton

Comment: The Parish Councillors leave to TDC Officers.

4.6 TA/2021/1812

Demolition of existing rear conservatory Erection of two storey rear extension and single storey front extension with internal alterations. Conversion of loft space to habitable accommodation. Excavation of rear Patio and proposed garden retaining wall.

126 Harestone Valley Road, Caterham CR3 6HG

Case Officer: Deborah Soulsby

Comment: The Parish Councillors leave to TDC however request that a check is undertaken to ensure previous design issues have been addressed and consider any neighbour comments.

5. Appeal - for information

TA/2021/872

Clearway Court, 139 To 141 Croydon Road, Caterham, Surrey, CR3 6PF

The meeting closed at 1915

The next planning meeting will be held on Wednesday 8th December 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
