



(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, on Wednesday 30th March 2022 at 6:30pm

Cllr Sakina Bradbury - Chairman
Cllr Jeremy Webster Cllr Annette Evans
Mrs Caroline Hollins - Co-opted Member
Mrs Deborah Brent - Co-opted Member
Mr Peter Brent - Co-opted Member

Mrs M Gibbins - Clerk & RFO

MINUTES

- Apologies for absence:**
Cllr Alun Jones
- 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
- Public session:** There was one member of the public in attendance regarding application TA/2022/28. The Chairman thanked the resident for attending the meeting and providing their comments.
- To consider and make comment on the following Planning Applications:**
4.1 TA/2022/28
Erection of three-storey building with accommodation within roof space and underground parking, comprising 6 x 3 Bed, 7 x 2 Bed and 1 x 1 Bed apartments (Outline)
51 Stafford Road, Caterham CR3 6JG *Case Officer: Cindy Blythe*
Comment: The Parish Councillors object to this application

Figure 1: Street Scene (googlemaps.com)



Figure 2: Relationship of neighbouring properties No. 47 & No.53 to Proposed Development



Street Scene Elevation.

Previous application TA/2013/334 for 2 semi-detached houses were refused at the land adjacent to 51 Stafford Road for following reasons:

1. The proposal, by reason of its mass and bulk together with the amount of hardscaping to the front would result in a prominent and visually intrusive overdevelopment in this location that would fail to respect the character and the appearance of the locality or enhance the quality of the built environment.
2. The scheme by virtue of its mass, bulk and rearward projection would have would have an injurious impact on amenities of the neighbouring house due to an overpowering effect.

This development is far larger in scale and mass than the 2 semi-detached dwellings and does not respect the character of the local area. The proposed development would significantly alter the character of the site not only in the amount of excavation required to accommodate the new houses but also in terms of layout. The new footprint of the flatted development would take up almost the entire width of the site, unlike the neighbouring development along this side and section of Stafford Road. Further, substantial excavation to the front of the site will still be necessary and also to the rear with the creation of hard standing patio areas. Contravenes DP7; DP8; CCW4; CCW5; CSP18; CSP19

Design, character and Amenity

The design of the development would significantly alter the character of the site. The current site slopes significantly into a sloping hillside which is also the greenbelt boundary.

The development which includes undercroft car parking at grade with an additional 4 storeys on top would impact the rhythm of houses along this section of Stafford Road. Whilst not characterised by similar styles of building, all plots are characterised by their separation and spaciousness. This is as well as all being of similar height, albeit with their settings on the slope differing, creating interest in the frontages.

The scale of the building will dominate the site, which is in conflict with the prevailing design. The scale and proximity will overpower and over shadow the adjacent houses and create a significant step in the ridgeline as you progress along this section of road. Considering the total design of the building and the industrial nature of the rear of the property, it will be overbearing.

The undercroft parking which is enclosed, will create a haven for illegal behaviour. There is no attempt to control access into the car park, and as such would result in future problems. It is not clear that it has been designed considering the Police 'Secured by design' principles.

The environment for the residents in the immediate vicinity will be impacted by the overshadowing.

Given the sloping nature of the site and the proposed cutting out of the slope to create the rear patio area, it should be noted that due to the orientation of the apartments on the ground floor, they will have no natural daylight throughout the day. This is both unhealthy and unacceptable for the future residents of the development.

A number of the apartments fall below the government minimum standards in terms of size. This will result in a poor living environment for the residents in this development.

Finally, landscaping is industrial in nature involving significant tiering of the slope, which isn't in existence for the neighbouring properties.

Given the above, the application should be refused as it cannot meet the policies set out in DP7 of the Tandridge Local plan detailed policies nor does it meet the policy CCW4 of the CCW Neighbourhood plan.

Amenity - an increase from a 3-bed family home to 14 flats for 53 people will have an increase in noise and light pollution for neighbouring properties either side. Overlooking and overbearing for neighbouring properties 47 & 53. Balconies at front and rear will overlook neighbouring properties at front & rear.

53 will be overlooked to the rear by Flats 7, 11 & 14 and to the front by 8, 12 & 14

47 will be overlooked to the rear by Flats 6, 10 & 13 and to the front by 5, 9 & 13

The proposal is out of character and rhythm with the road.

The proposal would result in substandard living accommodation for future occupiers by virtue of the layout of accommodation and the relationship with external communal amenity space. Relationship of internal living conditions to external environment for future occupiers is disproportionate with small communal areas. Flat 5 & 9 (3 bed flats for 5 persons) at 81 sqm are less than minimum recommended 86sqm (Technical Housing Standards). Remaining flats are small and only just meet the required minimum space standards. Contravenes DP7.

Breakdown of flats

Flat No	Bedrooms	No of People	Sq M	Floor
1	2	4	72	Ground floor
2	1	2	51	Ground floor
3	3	4	77	Ground floor
4	2	4	72	Ground floor

5		3	5	81	First floor
6		2	3	66	First floor
7		3	4	77	First floor
8		2	4	72	First floor
9		3	5	81	Second floor
10		2	3	66	Second floor
11		3	4	77	Second floor
12		2	4	72	Second floor
13		3	4	88	Second floor
14		2	4	72	Second floor
			54 people		

Government standards

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) ²			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

With a potential capacity of 54 people, this is a maximum capacity development for maximum gain, with little consideration for the occupants of the properties.

Back Garden Development

It should also be noted that the development, partially a back garden development. The scale of the development does not result in a development in keeping with the existing street scene. As also previously set out, the size, scale and massing is not appropriate given the setting of the proposal.

Given the above, the development should be refused based on the policies contained within DP8 of the Tandridge Local plan detailed policies.

21 car parking spaces fall short of TDC SPD 2012 parking allocation. Parking pressure will put additional unnecessary stress on the existing and future residents.

- Unallocated would require a minimum of 24 spaces
- Allocated parking would require minimum of 29.5 spaces
- Stafford Road is already under huge parking pressure and the road is reduced to a single lane all day due to parallel parking

Average car ownership in Surrey is 2 cars per household. It is reasonable to assume that 2 adults living in each flat could have a car each, totalling up to 28 additional non-commercial vehicles to this development. This does not include deliveries, services and trades also visiting the site.

Highways & Road Safety - increased volume of traffic entering and exiting the proposed development will increase road safety issues and place additional

pressure on Stafford Road. Stafford Road is recognised as being problematic from a highways safety perspective with an average speed of 28mph and with safety solutions being reviewed by the Highways authority due to the volumes of traffic along the road. <https://mycouncil.surreycc.gov.uk/ieListDocuments.aspx?Cid=166&Mid=8042> Additional vehicle movements will significantly increase highway safety issues for current and any new residents and as such impact on their amenity. As such, it should be refused on grounds of Highway safety and design.

Site contamination

There has been no assessment of the land undertaken to clarify what if any risks exist from contamination. Over the last several years that has from time to time been heavy plant machinery stored at the site for prolonged periods and it is not clear if maintenance of the vehicles happened on the site creating soil contamination.

Thames Water does not object in principle to the proposal but imposes a range of requirements which the developer must meet. If the proposal were to be approved, the developer's compliance with these requirements would need to be monitored. The Environment Agency notes that if at a later stage, the developer proposes the use of non-mains drainage, the EA would need to be consulted.

No biodiversity study or tree study submitted. Wooded area to the rear of the site. Neighbours report number of species of wildlife and therefore an ecological study is required. CSP17; DP19. The site is known to be the home to a significant population of slow worms as well as a local family of badgers who frequent this site. It is not possible to grant outline permission for development of this scale without understanding the ecological impacts and the mitigation required to support any level of development on what has been an open site.

A proposal to squeeze 2 properties onto the adjacent garden space was refused in 2013. The grounds for this refusal were scale and massing and impact on amenity. This proposed development is several times larger than the refused scheme.

Caterham Valley Parish Council recommends this application be refused. If Tandridge are minded to approve, the District Councillors will take to committee.

4.2 TA/2022/98

Erection of two detached dwelling houses, with attached garages, associated parking and landscaping, accessed from a newly formed cul-de-sac extended north west from Planning Appeal Ref: APP/M3645/W/20/3256724

Hut 1, Harestone Drive, Caterham CR3 6YQ

Case Officer: Cindy Blythe

Comment: The Parish Councillors fully endorse the comments submitted by the residents in respect of this application. Their objection is representative of the way that all residents living around the development feel.

To understand the frustration and anger felt by the development, one only needs to read the adopted SPD for the site: The Marie Curie Concept Statement and look at the original planning approval 2014/384 and then see what overdevelopment the site has ended up with currently.

Regarding application 2014/384 and 2018/1580, there are enforcement issues which are still outstanding. Officer reports from the 2014/384 application confirm that the new apartment block was only approved if built in accordance with the approved plans to preserve the necessary openness and character of the site and retain the green space of the original ornamental garden which now forms part of this new application.

Regarding density the Parish Council would particularly emphasise the residents argument that there are already now 38 approved residential units on this site when with the adoption of the CCW NP only 32 should be supported.

For supporting evidence the resident quotes:

NPPF 2019, Paras 8,9,97,122 d), 127

Core strategy 2009: CSP18, 19, 21

Local Plan 2014 – 2029: DP7, DP9

Emerging Local Plan 2033: obj S07, 013 TLP 06, 18, 19, 30, 32, 35, 37.

CCW Neighbourhood Plan 2019 Objectives 1 and 3, CCW2, CCW3, CCW4, CCW5b and Design guidelines AECOM Feb2021 in particular pages 95-99 and the support this gives to why this application is important in the context of Area 07 Harestone Valley on page 95.

The Parish Council would also add that Harestone Drive is a small private road which emerges onto Harestone Valley Rd at a point where visibility is poor, and any increase in traffic exiting is increasingly likely to cause problems because of the excessive speed of traffic.

This is exacerbated as the residents of the apartments, although not car drivers, do drive various models of automated wheelchairs, and whilst they generally use the paths, some residents will try to cross over the road on the bend of Harestone Valley Road to use the pavement on the other side because the pavement is perceived to be slightly easier to manage with their vehicles.

Caterham Valley Parish Council recommends this application be refused. If Tandridge are minded to approve, the District Councillors will take to committee.

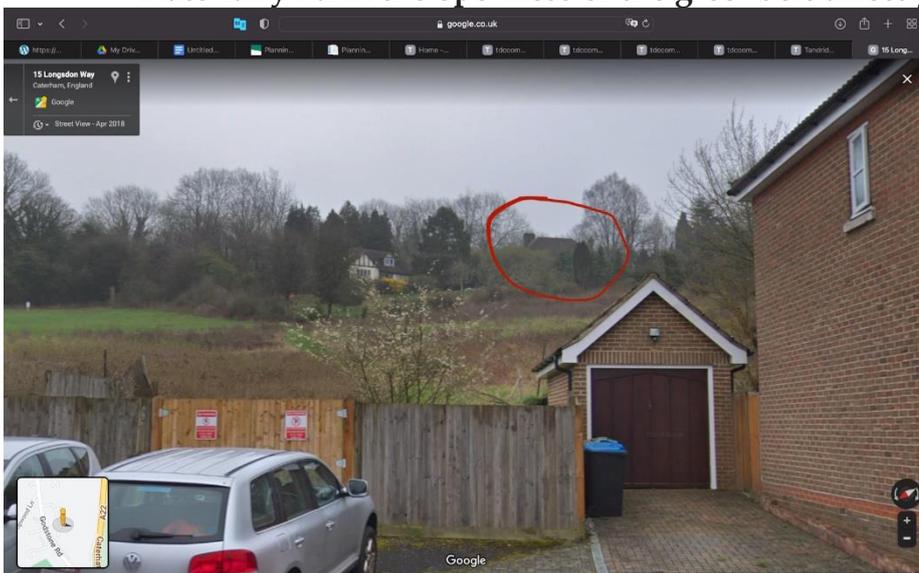
4.3 TA/2022/138

Proposed extensions and alterations to roof to provide habitable accommodation within roof space.

11 Tillingdown Lane, Caterham CR3 6RU

Case Officer: Errol Reid

Comment: The Parish Councillors object to this application as this would be the first extension to a dwelling on Tillingdown Lane, and, if approved would establish a significant precedent. The current property design allows it to blend into the landscape incongruously. The addition of the rear dormer on the western elevation would create a building of such scale and massing, that it would be out of character with the natural surroundings and the adjacent design of properties. Its dominant position on the brow of a hill bordering the greenbelt would materially harm the openness of the greenbelt directly adjacent to the property.



4.4 TA/2022/93

Erection of two storey rear extension

140 Godstone Road, Caterham CR3 6RB

Case Officer: Errol Reid

Comment: The Parish Councillors leave to TDC Officers with consideration of the effect on neighbours and suitability of a small cottage to be extended to this degree

4.5 TA/2022/248

To extend existing crossover/dropped kerb

21 Newstead Rise, Caterham CR3 6RS

Case Officer: Cindy Blythe

Comment: The Parish Councillors leave to TDC Officers

Meeting closed at 1903

The next planning meeting will be held on Wednesday 20th April 2022

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
