



(INCORPORATING VALLEY AND HARESTONE WARDS)

CATERHAM VALLEY PARISH COUNCIL - PLANNING COMMITTEE MEETING

Minutes of the meeting of Caterham Valley Parish Council Planning Committee,
held in The History Room, Caterham Valley Library, Stafford Road, Caterham
on Wednesday 29th August at 6.30pm

Cllr Cherie Callender
Cllr Ines Salman
Cllr Alun Jones
Cllr Jenny Gaffney
Mr Peter Brent - Co-opted member
Mrs Annette Evans - Co-opted member

Mrs M Gibbins
Clerk to Caterham Valley Parish Council

MINUTES

- 1. Apologies for absence:** received and accepted apologies for absence from:
Cllrs Nicole Morrigan and Peter Roberts and Mrs Deborah 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 was none declared
- 3. Public session:** There was one member of the public present to speak on application TA/2018/1476. The Councillors listened to the residents comments and the Chairman thanked him for attending the meeting.
- 4. To consider and make comment on the following Planning Applications:**
 - 4.1 TA/2018/1476**

Lounge, Bar and Restaurant, currently has planning condition imposed of operating hours to 11.30pm (condition 2 of application 2004/1964) however all previous occupants used to operate till 12.30am and beyond since 2006. (Application for a Certificate of Lawful Development for an Existing Development)
32 Godstone Road, Caterham CR3 6RA *Case Officer: Tim Bloomfield*

Comment: The Parish Councillors have no objection to the extension in the opening hours however any live music must be stopped by 11pm to reduce disturbance to local residents. The Councillors understand that music would exceed this time on New Years' Eve.

4.2 TA/2018/1346

Excavation of land to form terraced areas on 4 separate levels, retaining walls, steps, patio and associated landscaping works to rear garden. Erection of 1.8 metres high boundary fence. (Retrospective)

57 Harestone Hill, Caterham CR3 6DX

Case Officer: Paige Barlow

Comment: The Parish Councillors leave to TDC Officers and neighbours.

4.3 TA/2018/1595

Demolition of existing garage and erection of new garage

15 Woodland Way, Caterham CR3 6ER

Case Officer: Paige Barlow

Comment: The Parish Councillors have no objection to this application however the building must not be sold as a separate dwelling.

4.4 TA/2018/1584

Retention of existing tarmac for temporary period of 3 years

Woodland Court, Harestone Drive, Caterham CR3 6HX

Case Officer: Tim Bloomfield

Comment: The tarmac must be replaced to road standard specification suitable for construction building vehicles and NOT a temporary road surface. The Planning Officers need to take notice of the comments submitted by the local residents who have suffered serious disruption from this development.

4.5 TA/2018/1583

Erection of a building comprising 24 apartments, 3 terraced houses and a detached house

Former Marie Curie Hospice, Harestone Drive, CR3 6HX

Case Officer: Tim Bloomfield

Comment: The Planning Officers need to take notice of the comments submitted by the local residents who have suffered serious disruption from this development.

4.6 TA/2018/1579

Retrospective application for the erection of a timber fence

1 Woodland Court, Harestone Drive, Caterham CR3 6HX

Case Officer: Tim Bloomfield

Comment: The Parish Councillors made no comment

4.7 TA/2018/1593

Demolition of chimney, loft conversion with rear dormers and raise in ridge height and associated alterations

15 Woodland Way, Caterham CR3 6ER

Case Officer: Paige Barlow

Comment: The Parish Councillors leave to TDC Officers and neighbours

4.8 TA/2018/1594

Erection of new building containing 9 flats (4 x 2 bed, 5 x 1 bed) together with associated car parking.

Rear of Clearway Court, 139-141 Croydon Road, CR3 6PF

Case Officer: James Amos

Comment: Caterham Valley Parish Council does not agree with the developer's comment in the Planning Statement that this application overcomes all the Planning Officer's objections to the previous application TA/2017/1967.

Density

CSP 19 states a residential density of 75 units per hectare in town centres. This site is 0.07 hectares which equates to a maximum density of 5.25 units on this site.

Built Form

The building is located in the car park of the existing office block which has Permitted development. It could be described as over development of the site due to the restricted site size. The proportions of the building are not appropriate for the site on which it is located.

Affordable Housing

The application should be considered in line with the Clearway Court application 2017/1399/NC and provision should be made for affordable housing as there are now 25 units.

Character and Layout

This application contravenes TDC Policy DP7 for Character and Layout – The block does not contribute to the character and layout of the local area. It is monolithic and located at the back end of a former office block overlooking a railway on one side and a builder's yard on the other.

Parking – The proposal includes parking for 10 cars, which is 3 ½ spaces lower than the level required by the Tandridge Parking Standards 2012 if the parking remains unallocated.

The developer has used applications for 131 and 137 Croydon Road as material considerations when determining this application. The referenced applications were granted permission in 2007 and 2008/2009. Tandridge adopted its Parking Standards in 2012 which has parking requirements of 1 ½ spaces unallocated and 2 allocated spaces per unit. As the Tandridge Standards are the most recent to be published, it is these that should be adhered to. Parking in the Croydon Road and all of the surrounding roads is saturated and 10 spaces for 9 units is completely inadequate. Croydon Road has parking stress in excess of 100% with limited on street parking as highlighted in <http://tdccomweb.tandridge.gov.uk/Planning/StreamDocPage/obj?DocNo=23873879&content=obj.pdf>

Your attention is drawn to the recent refusal of planning permission for TA/2017/1282 in the nearby Beechwood Road on the grounds that inadequate parking provision cannot be acceptable in roads that are already at saturation point.

Also application TA/2018/49 at 78 Farningham Road was withdrawn following over 50 objections from local residents, again many related to an under-provision of parking.

Parking on the Croydon Road is limited to only 1 hour Monday to Friday from 8.30 - 18.00. With restrictions on bays and addition of an increase of Double Yellow Lines in nearby roads by Surrey County Council, the lack of adequate parking will cause additional parking stress.

Point 3.4 in the Tandridge Parking Standards - Supplementary Planning document does note that "Town centres have small controlled parking zones and therefore town centre residential schemes with inadequate parking are likely to result in overspill parking occurring on nearby residential roads. Point 3.5 states that the availability and opportunities for public transport should be taken into account. The Planning Statement suggests that there is 'abundant public transport availability' due to the proximity of the site to the main town centre. Whilst the urban areas are relatively well served by rail, these are mostly radial lines from London, and do not provide easy opportunities to travel east-west or travel south from Caterham. Working in London is not a factor that significantly reduces car ownership in Caterham. According to the 2011 Census, 49% of people in this

area use their cars to travel to work.

Vehicles in parking spaces 9 and 10 have a column to navigate around and a regular sized vehicle would not be able to get into space 10 thereby reducing the number of usable spaces.

This development is therefore under-provisioned.

Should the Planning Officer be minded to approve this application, Caterham Valley Parish Council would request that the parking remains unallocated.

Amenity / Environment / Facilities - Whilst 9 flats would not suggest a significant increase in traffic, this would be in addition to other significant developments along Croydon Road and the cumulative impact of this has put the road under significant strain. As such the development would have a detrimental impact on the existing residents of Croydon Road.

The developer states in the Planning Statement that 'to minimise the impact the new dwellings have been designed with minimal floor to ceiling height of 2400mm and will utilise as slim as possible structural elements to intermediate floors and roof'. Added to the fact that there is no landscaping, there really is little or no amenity space for the current residents. Consideration should be given to the Trees and Soft Landscaping Supplementary Planning Document November 2017 which requires gardens proportionate to the development. There is no garden! It is essentially a block of flats in a car park. This will have an impact on the health and wellbeing of the residents, with no space provided for children to play.

Where landscaping is concerned the Planning Statement says 'grassed areas will be avoided due to the possible neglect and lack of maintenance that these kind of small areas are often subject to'. With flats there is usually a Management Company as there are service charge fees for the communal areas. It is the responsibility of the 'Management Company' to take care of communal areas so the 'lack of maintenance' is an issue for the Managing Agents and should not be used by the developer as an excuse not to have any green areas. With the 16 flats from the permitted development application at Clearway Court, this would mean there are 25 flats with no amenity space.

Privacy - The block is less than 20m from the Clearwater Court development which has recently been granted permitted development to flats. The sloping nature of the site would mean that the proposed new block would be significantly overlooked by the existing block on the eastern side, significantly impacting the amenity and privacy of the future residents.

Refuse Collection

The Planning Statement states that 'refuse will have to be collected by a private contractor as there is not enough turning space for the Council's freighters being able to make safe access and egress. As a result, it is proposed that the refuse will be collected by a private contractor, and this can be achieved by the use of a unilateral undertaking to secure this arrangement in perpetuity'. If the Council vehicles are unable to access the refuse and recycling, by what means are the private contractors going to do this. There is not adequate detail in the application to address this. Until this information is provided, the collection of refuse and recycling is a serious concern.

General Policy for New Development

DP7 - 5 Safety - This application does not comply with this policy in view of the police who have submitted a comment to oppose this application.

Caterham Valley Parish Council requests that this application is refused however should the Planning Officer recommend approval; District Councillor Alun Jones will request that the application goes to Committee.

4.9 TA/2018/1621

Erection of hipped to gable roof extension, dormer window to rear roof slope and roof lights to front roof slope (Certificate of Lawfulness for a Proposed Development)

1 Gaist Avenue, Caterham CR3 6QT

Case Officer: Hannah Middleton

Comment: The Parish Councillors leave to TDC Officers and neighbours

4.10TA/2018/1344

Erection of two storey extension including changes to the front elevation and roof.

The Miller Centre, 30 Godstone Road, Caterham CR3 6RA

Case Officer: Tim Bloomfield

Comment: The Parish Councillors support this application and iconic development

4.11TA/2018/1308

Change of use of ground floor and lower ground floor from shop/office to Meeting Rooms (Class A2)

77 Croydon Road, Caterham CR3 6PD

Case Officer: Mark Dennett

Comment: The Parish Councillors made no comment however consider this facility will be beneficial to home-workers

4.12TA/2018/1376

Proposed residential dwelling on land to the rear of 83 Harestone Hill with access off Harestone Hill.

83 Harestone Hill, Caterham CR3 6DL

Case Officer: Tim Bloomfield

Comment: The Parish Councillors object to this application as it is a back garden development. The application goes against the Harestone Design Guidance. Contravenes DP8. The layout of the application does not match the existing rhythm of Harestone Hill. The applicant appears to have pre-empted approval as a number of trees have been removed and there does not appear to be a plan to replace them.

4.13TA/2018/1610

Single storey rear extension, front porch, external and internal alterations

71 Tupwood Lane, Caterham CR3 6DD

Case Officer: Tracey Williams

Comment: The Parish Councillors leave to TDC Officers and neighbours

4.14TA/2018/1523

Single storey rear extension and rear dormer extension. (Certificate of Lawfulness for a Proposed Use or Development)

Wildwood, Upper Harestone, Caterham CR3 6BQ

Case Officer: Paige Barlow

Comment: The Parish Councillors leave to TDC Officers and neighbours

4.15TA/2018/1560

Traffic improvement proposals at the Prep School site of Caterham School

Caterham School, Harestone Valley Road, Caterham CR3 6BQ

Case Officer: James Amos

Comment: The Parish Councillors welcome the proposed improvements. Concern was expressed regarding the arrival or departure of vehicles from the parking spaces at peak times when children will be arriving and leaving and request that there will be mitigation of the risk of an accident. It was also requested that traffic movements be monitored by a 'parking attendant'.

4.16TA/2018/1558

Traffic improvement proposals at the senior school site of Caterham School and a limit on maximum school size

Caterham School, Harestone Valley Road, Caterham CR3 6YA *Case Officer: James Amos*

Comment: The Parish Councillors expressed surprise that an increase in the school size was included in an application for traffic improvement. It appears the applicant is pre-empting approval with the removal of trees from the front of school. The Parish Councillors welcome the proposed improvements. Concern was expressed regarding the arrival or departure of vehicles from the parking spaces at peak times when children will be arriving and leaving and request that there will be mitigation of the risk of an accident. It was also requested that traffic movements be monitored by a 'parking attendant'.

4.17TA/2018/1641/NH

Demolition of existing single storey lean-to rear extension. Erection of single storey rear extension measuring 4.4 metres deep, with a maximum height of 3.4 metres and an eaves height of 3.4 metres. (Notification of a Proposed Larger Home Extension)

216 Burntwood Lane, Caterham CR3 6TB

Case Officer: Tracey Williams

Comment: The Parish Councillors leave to TDC Officers and neighbours

4.18TA/2017/2066/Cond1

Demolition of existing buildings and structures and erection of a mixed use building to provide retail space on the ground floor with 48 apartments over the ancillary basement car parking and associated works and infrastructure - Variation of Condition 2 of planning application TA/2015/1926 to incorporate new drawings for the basement as necessitated by the existing sewer.

Former 67 to 69 Croydon Road, Caterham CR3 6PD

Case Officer: Emma Wachiuri

Comment: The Parish Councillors request that a correction is made to the application as the Service road is not Highfield Road. Wheel wash facilities must be installed and utilised; there must also be in place a plan to wash the road and measures to prevent flooding.

Traffic management must be implemented to ensure the access for residents and other vehicles is not obstructed and the Parish Councillors suggest lorry arrivals are staggered and if needed lorries are held in Wapses Lodge lay-by and called Project Manager when access is clear.

4.19TA/2018/1449

Proposed single storey extension

87 Harestone Valley Road, Caterham CR3 6HQ

Case Officer: Tracey Williams

Comment: The Parish Councillors leave to TDC Officers and neighbours

4.20TA/2018/1591

Proposed single storey extension

17 Markville Gardens, Caterham CR3 6RG

Case Officer: Tracey Williams

Comment: The Parish Councillors leave to TDC Officers and neighbours

4.21TA/2018/1428

Two-storey side extension

143 Harestone Valley Road, Caterham CE3 6HS

Case Officer: Hannah Middleton

Comment: The Parish Councillors leave to TDC Officers and neighbours

4.22TA/2018/1580

Retention of existing timber fence and laurel hedge

Flat 1, Woodland Court, 1 Harestone Drive, Caterham CR3 6HX *Case Officer: Tim Bloomfield*

Comment: The Parish Councillors have no objection however the Planning Officers need to take notice of the comments submitted by the local residents who have suffered serious disruption from this development.

5. Local Plan Consultation

The Councillors reviewed the document of comments, which had been previously circulated, and revised some comments, removed some content and provided additional input.

Cllr Gaffney will revise the document as agreed and will submit to the Clerk by 3rd September for circulation to the Councillors for final agreement.

The Chairman thanked Cllr Gaffney and Mr Peter Brent for their contribution in drafting of the initial document and further thanked everyone present for their input into the document at the meeting.

The meeting concluded at 2035

Date of the next meeting of the Planning Committee: will be held in the History Room, Caterham Valley Library, Stafford Road, Caterham, on Wednesday 19th September 2018 at 7:00pm

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, Salmons, Salmons Lane, Whyteleafe, Surrey CR3 0HB Tel: 07510 226989