



(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 31st October at 7pm

Councillor Nicole Morrigan
Councillor Peter Roberts
Councillor Cherie Callender
Councillor Ines Salman
Councillor Alun Jones
Councillor Jenny Gaffney
Mrs Deborah Brent - Co opted member
Mr Peter Brent - Co opted member

Mrs M Gibbins - Clerk to Caterham Valley Parish Council

MINUTES

- 1. Apologies for absence:** received and accepted apologies for absence.
Mrs Annette Evans
- 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.*
Councillor Peter Roberts declared an interest in application TA/2018/1889 and did not participate in the discussion or recommendation for this application.
- 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/2018/1850/TPO**
Section G1 on the plan and marked in green Car park right corner/Laurel There are two middle branches which overhang and face the house. They are each 8 metres in length and will be reduced by 5 metres to 3 metres. The remainder of the front of the the tree will have its crown formed to balance and keep a natural shape. There is no height reduction and no work on the rear of the tree as this is woodland. Car park right corner/ Ash There is a single 7 metre overhanging lateral limb which will be reduced by 4 meters leaving 3 metres. The remainder of

the front crown will be formed to balance and keep a natural shape of the tree. No work is required on the back of the tree as this is woodland. Car park left corner / Yew The single longest lateral branch overhanging the lawn at the front of the tree is 4 metres. This will be reduced by 2 metres, leaving 2 meters and up to a height of 8 metres to form and balance the crown and keep a natural shape of the tree. No work is required to the rear of the tree. Top garden - car park left /Sycamore To completely remove the two lowest limbs of 7 metres each back to the stem. There is no height reduction and no other work is intended and no additional formation is required. Section G1 in blue on the plan. Garden / Beech (1 tree) To lift the front lower branches by a height of 2 metres which overhang the lawn area and in a way which keeps the form of the crown and a natural shape. The longest lateral branch will be reduced by two metres, from 10 metres to 8 meters. No work on the rear of the tree is needed and there is no height reduction. Section G1 and G4 in red on the plan- Front of property / road side boundary. Looking at the boundary wall from the footpath, left to right. 1. Sycamore The longest lateral branch over the public footpath will be reduced by 4 metres taking it back to the stem. This takes it back to the boundary wall. The remainder of the front crown will be trimmed back to the front boundary wall and up to 5 metres high. No work on the rear or the height of the tree is required. 2. Yew The longest lateral branch over the public footpath will be reduced by 1.5 metres, from 3 meters to 1.5 meters. This takes it back to the boundary wall and all other front lateral branches will be reduced to retain the form in line with the boundary wall up to a height of 5 metres. No work on the rear or the height of the tree is required. 3. Sycamore The longest lateral branch over the public footpath will be reduced by 4 metres taking it back to the stem. This takes it back to the boundary wall. The remainder of the front crown will be trimmed back to the front boundary wall and up to 5 metres high. No work on the rear or the height of the tree is required. 4. Sycamore The longest lateral branch over the public footpath will be reduced by 4 metres taking it back to the stem. This takes it back to the boundary wall. The remainder of the front crown will be trimmed back to the front boundary wall and up to 5 metres high. No work on the rear or the height of the tree is required.

Harestone House, 76 Harestone Valley Road, Caterham CR3 6HE *Case Officer: Alastair Durkin*

Comment: The Parish Councillors leave to Arboriculturist

4.2 TA/2018/1889

Proposed rear lower ground and ground floor extension to existing shop

211 Croydon Road, Caterham CR3 6PH

Case Officer: Sangeeta Ratna

Comment: The Parish Councillors object to this application for the following reasons:

DP5 - The property extension does not meet the Tandridge parking SPD. The proposed plan for the food retail outlet expands the unit to 80.46m². The parade of shops has space for 6 vehicles with on street parking. The increase in size proposed at this location would then require additional spaces which are not available on street and would potentially add to the issues neighbours to the food store currently experience. The parking standard for a parade of shops is 1 space per 30m².

The issue with parking should be considered as it will potentially have an impact on the free flow of traffic and lead to potential safety issues on the highway. As such we believe the proposal does not comply with DP5.

DP7 - The proposed development makes no attempt to suite in with the existing buildings not the properties located immediately adjacent to the development.

The flat roof appears industrial is something not present on the neighbouring buildings.

The relationship between 211 and the house at 209 has not been considered. The Parish Council would ask for the comments from the neighbour at 209 be fully considered and

taken into account. The property at 209 is set back from the building line of the parade of shops at 211 onwards. It should also

be noted that the ground floor level of 209 is lower than that of 211. 209 is built into the Valley side as are many properties along the road and as such there is accommodation below ground level to the rear of the property. The northern elevation also has a number of windows.

The bulk of the extension will block any light into the lower two floors of 209 due to their proximity to each other and the flat roof with access from the upper flats via a rear fire escape will mean residents living above 211 will be able to have direct visibility into 209 severely affecting their privacy. There is not the minimum 22m distance between properties.

The proposed extension will also severely affect the amenity of the neighbouring residents in so much as it will block out all natural light to the bottom two floors of 209 Croydon Rd. .

The application will not result in a satisfactory environment for the existing or future residents of 209 Croydon Road.

Finally, the trees and soft landscaping SPD *"the Council will expect to see evidence that tree retention, planting, landscaping and the design of green infrastructure has been clearly considered as part of the design process."* No such evidence has been brought forward by the applicant. The SPD also states that *"Where trees are removed prior to permission for development being sought, the Council will require robust replacement planting as part of any permission"*. There is evidence that trees have been removed prior to the application and the development is not accompanied by any form of landscaping plan or replanting plan to mitigate the loss of the mature trees on site.

DP21 Sustainable Water Management - The area is directly adjacent to a groundwater flood risk zone amplified by surface water issues as such a SuDS scheme should be incorporated into the development.

The responses from the neighbouring properties must be considered and the Parish Councillors support their comments.

4.3 TA/2018/1858/NC

Change of Use from A1 (Shops) to C3 (Dwelling House) (Prior Approval)

187 Croydon Road, Caterham CR3 6PH

Case Officer: Louise Wesson

Comment: The Parish Councillors, in principle agree with the application for change of use however, the 3 previous need to be reviewed. There was also concern that the business premises have not been marketed as such prior to applying for Change of Use.

4.4 TA/2018/1900

Demolition of Building (PA)

Bronzeoak House, Stafford Road, Caterham CR3 6JG

Case Officer: James Amos

Comment: The Parish Councillors leave to TDC Officers however the Parish Councillors expect a Transport Plan to be undertaken prior to the demolition being undertaken. There also needs to be a condition that wheel cleaning must be completed prior to vehicles leaving the site; a hard standing vehicle waiting area needs to be identified. Once the demolition has been completed the current parking spaces need to be reinstated until the redevelopment is undertaken.

4.5 TA/2018/1970/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 3 metres, and for which the height of the eaves would be 3 metres (Notification of a Proposed Larger Home Extension)

29 Newstead Rise, Caterham CR3 6RS

Case Officer: Hannah Middleton

Comment: As there were not any comprehensive plans to be accessed it was not possible for the Parish Councillors to review the application and make a decision.

4.6 TA/2018/2026

Proposed single storey front extension, loft conversion with dormer windows to the rear and side elevations and internal alterations

9 Harestone Drive, Caterham CR3 6HX

Case Officer: Sangeeta Ratna

Comment: The Parish Councillors leave to TDC Officers

4.7 TA/2018/1875

Demolition of lean-to shed in alley & erection of new access, new stair to first floor & additional bin storage in alley way, access from rear footpath

3 Godstone Road, Caterham CR3 6RE

Case Officer: Sangeeta Ratna

Comment: The Parish Councillors leave to TDC Officers however is the access a fire escape route and, if so, is it fire safety approved.

At the close of the meeting the Clerk reported that Mrs Deborah Brent has been co-opted to the Caterham on the Hill Parish Council and will be stepping down from her position on the Caterham Valley Planning Committee. The Committee are sad to see Mrs Brent go however fully understand her reasons.

Date of the next meeting of the Planning Committee: will be held in the History Room, Caterham Valley Library, Stafford Road, Caterham, on Wednesday 21st November 2018 at 7:00pm

Copies of Parish Council minutes are held by the Clerk and are available on the Parish Council web-site: www.caterhamvalleypc.org.uk

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