CATERHAM VALLEY PARISH COUNCIL

(INCORPORATING VALLEY AND HARESTONE WARDS)

CATERHAM VALLEY PARISH COUNCIL - PLANNING COMMITTEE MEETING

Minutes of the meeting of Caterham Valley Parish Council Planning Committee, held via the on-line TEAMS remote set-up on Wednesday 22nd April at 6:00pm

Cllr Nicole Morrigan – Chair
Cllr Cherie Callendar
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

M I N U T E S

1. **Apologies for absence:** received and accepted apologies for absence.
Cllr Ines Salman

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 no member of the public present

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

4.1 TA/2019/2239

Demolition of detached garage. Erection of roof extension involving raising ridge height to provide habitable accommodation at first floor level, erection of two storey front and side extension and detached garage. Alterations and installation of fenestration and erection of chimney

2 Elgin Crescent, Caterham CR3 6ND *Case Officer: Paige Barlow*

Comment: The Parish Council comments that consideration of the proposed extension should strongly take into account the properties immediately adjacent to it. In this case it is a small infill property between the properties onto which it is adjacent on Beechwood Road. These properties are smaller and currently complimentary to each other. This proposed increase in size will break the relationship that the properties have with each other and is not sympathetic to the prevailing street scene.

The proposal will dominate other properties and gardens.

<u>Privacy</u> – The development will impact the privacy of the neighbouring property in Elgin Crescent. Due to the slope on which the extension is proposed, the upper windows on the Western elevation will directly overlook the adjacent garden and the rear of the property at 43a Beechwood Road. This is exacerbated by the topography of the site.
The residents of this property can reasonably expect that their private space will not be directly overlooked by a new property. This will not be the case if this application is approved contrary to Policy DP7.

<u>Energy efficiency -</u> This appears to be a knockdown rebuild with over 75% of the property being newly built, as such provisions for energy efficiency should be included, which currently are not.

<u>Landscaping plan</u> - There are mature trees on the site. These should be preserved and a landscaping plan and associated tree management plan submitted to protect the trees throughout the development

We would suggest a site visit is important to understand this extension in relation to neighbouring properties and understand the topography of the site.

4.2 TA/2020/556
Erection of single storey garage building for parking and storage uses. (Certificate of Lawfulness for Proposed Use or Development)
Pilgrims Lodge, Tupwood Scrubbs Road, Caterham CR3 6TH *Case Officer: Paige Barlow*
Comment: The Parish Councillors object to this application as it is in the green belt and thus will set an unacceptable precedent for future development. TDC Officers are requested to check the size of the property extension in relation to the original property as it goes against TDC's planning policies. This application should be considered in conjunction with application 2019/1857 given it is an additional proposed extension on top of the original application.

4.3 TA/2020/670/TPO
Yew (T1) – Fell and stump removal. Replant with alternative species
1 Priory Mews, Caterham CR3 6FP *Case Office: Alastair Durkin*
Comment: The Parish Councillors leave to Arboriculturist

4.4 TA/2020/672
Erection of single storey front porch extension
134 Harestone Hill, Caterham CR3 6DH *Case Officer: Hannah Middleton*
Comment: The Parish Councillors leave to TDC Officers

4.5 TA/2020/648
Demolition of existing garage. Erection of two storey side extension and two storey front extension and changes to fenestration.
177 Stanstead Road, Caterham CR3 6AJ *Case Officer: Paige Barlow*
Comment: The Parish Councillors leave to TDC Officers with reference to Chaldon Village Council comments and for the Planning Officer to confirm that this development does not exceed the appropriate size limitations as per TDC policies. The Council does note that this site is within a Site of Nature Conservation Interest and Chaldon Village Council (CVC) has expressed concern about the impact which the proposed development would have on

wildlife (DP19). CVC have also requested they would like a bat survey. This Council supports CVC's comments and requests

4.6 TA/2020/630/TPO

G1 - 2x Western Red Cedars Crown lift over road area to 5 metres above ground level. Crown lift over decking and garden area to 3 metres. Reduce back mid-lower section which overhangs the road by 1.5 metres of the branch length. T2 - Pine Remove lowest limb overhanging garden. Reduce back 1x lowest limb overhanging the parking bays by approximately 1.8 - 2m of the branch length.

8A Windrushes, Caterham CR3 6SP *Case Officer: Alastair Durkin*

Comment: The Parish Councillors leave to Arboriculturist

4.7 TA/2020/511

Demolition of office buildings; Erection of 7x two-storey detached dwellings. Construction of access road from Harestone Drive and provision of associated parking and landscaping.

Hut, 1 Harestone Drive, Caterham CR3 6YQ *Case Officer: Georgina Betts*

Comment: The Parish Councillors initial comments are that downloading the plans for this application has been impossible and makes it very difficult for Councillors to review the application with accuracy. The resolution of the plans that can be viewed, without being able to download a PDF, is not high quality and dimensions are difficult to ascertain. The way in which TDC uploads its applications needs to be reviewed as a matter of urgency, particularly as currently we are limited to reviewing the applications on laptops and IPads. The sessions on the TDC website constantly also timeout.

There are many issues with this proposed development which has been articulated by the residents adjacent to the development regarding massing, layout, character, sylvan nature of the area and landscaping, we believe the design to contrary to the Harestone Design Guide and the Emerging Caterham, Whyteleafe and Chaldon Neighbourhood Plan. We support the residents in their concerns and their views should be a major consideration in determining this application.

Traffic management issues need also to be addressed if this application is approved as access is via a narrow lane.

This Council would also like to see a condition included that all existing properties are completed prior to any future development on the current site.

Caterham Valley Parish Council request that this application be refused.

Should the officer be minded to approve this application, Cllr Beverley Connolly will take it to Committee.

4.8 TA/2016/1727/COND2

Details pursuant to the discharge of Condition 5 (Tree protection details) Conditions 7 (Arboricultural method statement) Condition 8 (Arboricultural protection measures) of planning permission ref: 2016/1727 dated 18th May 2017 (Demolition of existing office buildings. Erection of 4 detached dwelling.).

1 Hut, Harestone Drive, Caterham CR3 6HX *Case Officer: Humphrey Mpezeni*

Comment: The Parish Councillors totally supports the resident's views

4.9 TA/2020/671

Erection of rear dormer window and installation of front rooflights in association with conversion of roof-space to habitable accommodation (Certificate of Lawfulness for Proposed Use or Development)

134 Harestone Hill, Caterham CR3 6DH *Case Officer: Hannah Middleton*

Comment: The Parish Councillors leave to TDC Officers

4.10TA/2020/534
Erection of first floor front extension to house and erection of detached single garage.
Pilgrims Corner, Gravelly Hill, Caterham CR3 6ES *Case Officer: Paige Barlow*
Comment: The Parish Councillors leave to TDC Officers with consideration being given to neighbour's comments, noting that the bridleway should not be obstructed and for the tree officer to confirm there is no adverse implication for the trees at the property. The Council should also like to point out to Officers that the existing enforcement notice on the property has not been complied with and this should be addressed

The meeting ended at 1845

The next planning applications will be considered remotely by Wednesday 13th May 2020.