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 7th October at 6:00pm

Cllr Nicole Morrigan – Chairman
Cllr Peter Roberts
Cllr Cherie Callender
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:**
There was none

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 an interest, although non pecuniary, in application TA/2020/1579

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/2020/1563
Erection of single storey side/rear extension
34 Beechwood Gardens, Caterham CR3 6NH *Case Officer: Tracey Williams*
Comment: The Parish Councillors leave to TDC Officers

4.2 TA/2020/1567
Erection of front porch
117A Commonwealth Road, Caterham CR3 6LW *Case Officer: Hannah Middleton*
Comment: The Parish Councillors leave to TDC Officers

4.3 TA/2020/987
Replacement of existing balustrading
Stable Court, 163 to 167 Croydon Road, Caterham CR3 6PS *Case Officer: Laura Field*
Comment: The Parish Councillors leave to TDC Officers

4.4 TA/2020/1596
Erection of single storey front and side extension and first floor side extension
138 Harestone Valley Road, Caterham CR3 6HG *Case Officer: Hannah Middleton*
Comment: The Parish Councillors leave to TDC Officers

4.5 TA/2019/1075/Cond1
Details pursuant to the discharge of Condition 13 (Construction Transport Management Plan) of planning permission ref:2019/1075 dated 20th December 2019 (Erection of two x five storey linked blocks of 26 flats comprising 12 two-bed general needs flats and 14 sheltered housing one-bed flats for older people with associated communal lounge, staff office and 27 car parking spaces and associated hard and soft landscaping)
Former Bronzeoak House, Stafford Road, Caterham CR3 6JG *Case Officer: Kim Waite*
Comment: The Parish Councillors request access for neighbours is maintained. As with many developments, parking for the workforce's cars can be a problem so the Councillors would like to see adequate provision so as to reduce disruption to a minimum

4.6 TA/2019/1075/Cond2
Discharge of Condition 19 (Geo-Environmental & Geotechnical Assessment) attached to pp 2019/1075 dd 20/12/2019 (Erection of two x five storey linked blocks of 26 flats comprising 12 two-bed general needs flats and 14 sheltered housing one-bed flats for older people with associated communal lounge, staff office and 27 car parking spaces and associated hard and soft landscaping)
Former Bronzeoak House, Stafford Road, Caterham CR3 6JG *Case Officer: Kim Waite*
Comment: The Parish Councillors leave to TDC Officers

4.7 TA/2019/1075/Cond3
Details pursuant to the discharge of Condition 4 (Soft Landscaping Layout) of planning permission ref:2019/1075 dated 20th December 2019 (Erection of two x five storey linked blocks of 26 flats comprising 12 two-bed general needs flats and 14 sheltered housing one-bed flats for older people with associated communal lounge, staff office and 27 car parking spaces and associated hard and soft landscaping)
Former Bronzeoak House, Stafford Road, Caterham CR3 6JG *Case Officer: Kim Waite*
Comment: The Parish Councillors maintained it would be beneficial to know what planting is planned. Trees such as Cherry Blossom or Silver Birch would be welcome. They further ask that the mature trees on the site are protected.

4.8 TA/2020/1579
Variation to Condition 2 of planning permission 2017/2066 (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 with ancillary basement car parking and associated works and infrastructure) to allow for an increase in height, a sub-station, internal changes and additional ventilation louvres
67 to 69 Croydon Road, Caterham CR3 6PD *Case Officer: Laura Field*
Comment: Caterham Valley Parish Council objects to this application for the following reasons:

- **The Councillors regard this application as a fresh application rather than any form of Variation to a condition. This is reflected in Tandridge having issued it with its own application number**

- **This application is not compatible with local character and distinctiveness as set out in CSP18 (character and Design) and DP7 (General Policy for New Development) which states that it is necessary to 'ensure that all new development proposals have regard for the character of existing built-up and rural areas of the District respecting the attractive environments which are valued by their communities'. The scale and massing of the original application was already out of keeping with the existing surroundings and presents a dominant and overbearing appearance. The existing building heights on the Croydon Road have already been exceeded by the original application and no further amendments to increase the height should be permitted.**
- **Whilst we support any improvements which enhance safety at the site, we believe the only way to do this would be to lower the height of the building by one storey to facilitate this and we would welcome that.**
- **The second paragraph of the 'Conclusion' in the Planning Statement says 'the client does not wish to have sub-standard insulation incorporated and it would not be possible for any future purchaser to secure a mortgage on such a property'. The Council obviously welcomes the regard that the Developer has for safety and agrees whole heartedly especially post Grenfell, that a sprinkler system must be installed and less flammable cladding must be used.**
- **Whilst the applicant claims that the amendments to the heights are to accommodate the extra safety requirements, it should be noted that it was identified by the planning officer in May 2019 following the original application that ceiling heights in the total build were low by building standards.**
- **It appears the original consent which was granted was deeply flawed as the Planning Statement also comments on the 'floor to floor heights of the consented scheme are such that the thickness of the floors and the depth of the ceiling service zone would provide sub-standard ceiling heights'.**
- **Caterham Valley Parish Council would assert that a lower density and height would not make this revised proposed development unfeasible, contrary to the claims of the developer.**
- **The proposed height amendment to the original application is completely unacceptable as it has already been argued that the Rose and Young site should set a precedent for other inappropriate high rise building in the town centre and to grant permission for this proposal will just further exacerbate this issue.**
- **Following the recent Planning Policy Committee acceptance of the Caterham, Chaldon and Whyteleafe Neighbourhood plan to go forward to referendum in May next year, this development is contrary to a number of policies in the Plan, specifically in relation to Policies CCWNP Policy CCW4: Character of development and CCWNP Policy CCW5: Design of Development. This application should be read in the light of the Neighbourhood Plan.**
- **The revised artist's impression has considerably changed the look of the proposed development, making it even more domineering on the street scene. The back of the property also minimises the views of properties which look at it from Stafford Road.**
- **Given the above, a more dominant building should not be imposed on Caterham due to lack of proper management of the design and build process by the developer. The safety measures can and should be built into the design of the building without making it taller.**
- **The development was deemed by the developer not to be viable for affordable housing when the original application was submitted. Affordable housing only became 'viable' following a payment from Homes England. As such the original permission wasn't for affordable homes and claims that affordable homes would no**

longer be viable in the event that the building lost a level are not a consideration given the current obligation to Homes England.

Caterham Valley Parish Council request that this application be refused.

Cllr Alun Jones will take this application to committee should the Officer be minded to approve the application.

4.9 TA/2020/1554

Alterations to shop front and installation of plant (air conditioning) to rear elevation
33 Croydon Road, Caterham CR3 6PB *Case Officer: Georgina Betts*
Comment: The Parish Councillors support this application as it did originally and were disappointed that the original application for change of use had been refused by TDC but believe this is up for appeal.

4.10TA/2020/1651/TPO

2) - Horse Chestnut - Reduce Crown by 3m on western canopy - 19 x 16m down to 16 x 12m 3) - Sycamore - Reduce Crown by 3m - 19 x 15m down to 16 x 12m
Silvermere Court, 88 Harestone Valley Road, Caterham CR3 6HF *Case Officer: Alastair Durkin*
Comment: The Parish Councillors leave to Arboriculturist

5. Planning White Paper Consultation

It was agreed that all Councillors will review the documents which have been previously circulated and forward comments to be included in the Parish Council's response to Cllr Gaffney by 20th October. The Councillors also agreed to contact the MP and forward a copy of their response to her.

The meeting ended at 18:40

The next planning committee meeting will be held on Wednesday 28th October 2020.

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