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 ZOOM remote set-up on Wednesday 28th April 2021 at 6:00pm

Cllr Nicole Morrigan – Chairman
Cllr Alun Jones
Cllr Peter Roberts
Cllr Cherie Callender
Cllr Jenny Gaffney
Mr Peter Brent – Co-opted Member
Mrs Annette Evans – Co-opted Member

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.* 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/2021/447/TPO
T1) – Lawson Cypress – Fell
Stonecourt, 40 Underwood Road, Caterham CR3 6BB *Case Officer: Alastair Durkin*
Comment: The Parish Councillors leave to Arboriculturist

4.2 TA/2021/130
Proposal Demolition of existing lean-to side extension and erection of single storey side and rear extension. (Amended Plan)
71 Farningham Road, Caterham CR3 6LN *Case Officer: Deborah Soulsby*
Comment: The Parish Council note that the neighbour has serious issues which need to be considered in determining this application in terms of loss of light to their property and garden. They have concerns that the extension will lean over the boundary line further than it does already. The application is contrary to the requirements of DP7. There is also no supporting wall and there is a concern regarding structural safety. They have concerns about access to the drains if the development goes ahead. Should this application be approved we also request that conditions should be imposed with consideration being given to the proposed schedule of works as the road is very narrow. We would ask that conditions be put in place to ensure the least possible disruption to the neighbouring properties.

4.3 TA/2021/351
Erection of a detached 4 bed dwelling to be located on land adjacent to 268 Croydon Road.
268 Croydon Road, Caterham CR3 6QJ *Case Officer: Laura Field*
Comment: The application says there are two existing spaces for the current property and there are no additional spaces for the new property. TDC Parking Standards 2012 say that there should be 1.5 spaces unallocated or 2 spaces allocated per property. The site is more than half a mile outside the town centre so these standards should be adhered to. Parking is at a premium across the whole of Caterham. This application is for a four double-bedroom property. There should be parking with the current property and also a parking allocation for this proposal. Therefore the proposal is under-provisioned for parking.
The proposal requires the removal of 8 trees to provide space for the development. The tree survey states that trees can withstand and recover from a loss of a proportion of their root systems. We request that the tree officer visits the site to ascertain the viability of the on-site trees and we request a condition is imposed to protect the remaining trees if this application is approved.

4.4 TA/2020/1554/Cond1
Details pursuant to the discharge of Condition 4 (Air conditioning plant) of planning permission ref: 2020/1554 dated 10th November 2020 (Alterations to shopfront and installation of plant (air conditioning) to rear elevation).
33 Croydon Road, Caterham CR3 6PB *Case Officer: Kim Waite*
Comment: The Parish Councillors leave to TDC Officers

4.5 TA/2021/527
Erection of hip to gable extension and rear dormer to existing roof in connection with conversion of loft space to habitable accommodation. (Certificate of Lawfulness for proposed use or development)
23 Newstead Rise, Caterham CR3 6RS *Case Officer: Tracey Williams*
Comment: The Parish Councillors leave to TDC Officers

4.6 TA/2021/386
Erection of two storey rear extension and internal alterations.
6 Harestone Drive, Caterham CR3 6HX *Case Officer: Hannah Middleton*
Comment: The Parish Councillors leave to TDC Officers with consideration for neighbour concerns.

4.7 TA/2021/450
Conversion of existing garage to habitable accommodation.
58 Newstead Rise, Caterham CR3 6RR *Case Officer: Hannah Middleton*
Comment: The Parish Councillors leave to TDC Officers

4.8 TA/2020/1138
Demolition of existing 3 x two storey terraced houses. Erection of a two storey 8 bedroom Care Home with associated parking. Change of Use of site from C3 to C2.
Woodland Court, 1 Harestone Drive, Caterham CR3 6HX *Case Officer: Georgina Betts*
Comment: Caterham Valley Parish Council objects to this application for the following reasons:
This site has caused controversy for years and residents have expressed multiple concerns. We entirely support the resident concerns and it is time that this site was looked at as a

whole. Works are started and not completed. There have been a number of conditions which have been breached and these have not been followed up.
The original application was for terraced housing and the principles of the original application need to be considered.
There are currently 6 parking spaces. However, this proposal loses 2 parking spaces to make way for amenity space so there are only 4 left. This suggests that the development is too cramped to start with.
With care staff, health care workers and visitors for the 8 units, this is insufficient parking. With an estimated 20 full-time staff expected to work at this site, this development needs adequate parking provision. The Planning Statement says there is the potential for additional parking at Woodland Court but this cannot be based on an assumption that space will be available. Woodland Court does not have an allocation for this development.
There are also no facilities for the staff on the site, yet this facility is supposed to provide 24-hour care for residents. Where are the staff supposed to take breaks?
The Planning Statement talks about this application being a replacement for 3 x 2-storey badly designed, badly constructed properties. While we agree that the properties should be safely constructed, there is a loss of residential accommodation as 3 houses will be demolished to make way for a care home. We would agree with the resident who has stated that this is contrary to policies in the Caterham, Chaldon and Whyteleafe Neighbourhood Plan. Caterham needs houses with gardens for families. The 3 terraced houses should be constructed and finished as per the original plan.
There is no additional need for care provision however there is a need for local houses as identified by the Caterham, Chaldon and Whyteleafe Neighbourhood Plan.
The proposal is aesthetically unpleasing and goes against the Harestone Design Guide.
An additional 59 sq metres to accommodate 8 people is not even the size of a small 2 bed house. The pre-application advice had a number of Officer concerns and we do not feel that this application mitigates these concerns.
Another resident has issues with where the turning circle will be for the development. With the parking provision at the front, there is not space to turn and vehicles will have to go further onto the private road, impacting on other residents.

Caterham Valley Parish Council request that this application be refused and the concerns of the neighbours are given due consideration.

4.9 TA/2021/561/TPO
T1) - Lawson Cypress – Fell. T2 - T3) - Western Red Cedar – Fell
20 The Crescent, Bradenhurst Close, Caterham CR3 6FG *Case Officer: Alastair Durkin*
Comment: The Parish Councillors leave to Arboriculturist

4.10TA/2021/147
Widening of existing vehicular crossover
12 Newstead Rise, Caterham CR3 6RR *Case Officer: Tracey Williams*
Comment: The Parish Councillors leave to TDC Officers

4.11TA/2021/583/NC
Change of use of upper two floors of the building from B1(a) (office use) to C3 (dwelling houses to provide 6 apartments (Prior approval Class O Part 3 Schedule 2).
70 – 72 London & Thames House, Second Floor, Croydon Road, Caterham CR3 6QD
Case Officer: Paige Barlow
Comment: Caterham Valley Parish Council objects to the application for the following reasons:

Point 30 of the Transport Technical Note says that the potential residents of the development will not have cars because there are not enough spaces available. The applicant attests that the prospective residents will not buy the units if they have cars. Current parking in Caterham would suggest that this is not accurate. Local roads are saturated and Caterham has a high level of car ownership. There is no additional parking available and the Croydon Road, where there could be available parking, has parking restrictions Monday to Saturday between 8.30 and 6pm with one hour only free on the Croydon Road leading into the town centre.
The Transport statement quotes car parking from the 2011 census which is 10 years ago. Residents would attest that the situation has worsened over the last few years and that adequate car parking provision is essential. Recent responses to planning applications in Caterham all comment on the lack of parking provision.
The ground floor is a business and we assume the current car parking is for this. If the current parking provision is allocated to the residential units, where are cars of staff supposed to park.
This is the loss of more office space which is contrary to the Caterham Chaldon and Whyteleafe Neighbourhood Plan policies. It has also been acknowledged by TDC that Caterham has lost much of its office space to permitted development.
The site is 250 sq m. Dividing by 6 units means the accommodation will be 41.66 sq m per unit. The Government Technical housing standards – nationally described space standard – Table 1 - Minimum gross internal floor areas and storage (m2) for a one-bed / one person flat is a minimum of 39 sq m. The minimum for a one-bed / two person flat is 50 sq m. In a 2 storey dwelling this rises to 58 sq m. There should also be built in storage between 1 sqm and 1.5 sqm. The term apartment suggests some space. These are tiny spaces for maximum return, and not in the interest of decent living space for potential residents. There is no amenity space whatsoever for the flats which is detrimental to the well-being of the proposed residents.
Whilst the development would provide a modest benefit of one additional dwelling to local housing supply, this is outweighed by the unacceptable harm it would cause to the amenity of future and surrounding occupiers, which is in clear conflict with the policies of the development plan.

Caterham Valley Parish Council request this application be refused.

4.12TA/2021/585/NC
Change of use of upper two floors of the building from B1(a) (office use) to C3 (dwelling houses) to provide 8 apartments (Prior approval Class O Part 3 Schedule 2).
70 – 72 London & Thames House, Second Floor, Croydon Road, Caterham CR3 6QD
Case Officer: Paige Barlow
Comment: Caterham Valley Parish Council objects to the application for the following reasons:
Point 30 of the Transport Technical Note says that the potential residents of the development will not have cars because there are not enough spaces available. The applicant attests that the prospective residents will not buy the units if they have cars. Current parking in Caterham would suggest that this is not accurate. Local roads are saturated and Caterham has a high level of car ownership. There is no additional parking available and the Croydon Road, where there could be available parking, has parking restrictions Monday to Saturday between 8.30 and 6pm with one hour only free on the Croydon Road leading into the town centre.
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adequate car parking provision is essential. Recent responses to planning applications in Caterham all comment on the lack of parking provision.
The ground floor is a business and we assume the current car parking is for this. If the current parking provision is allocated to the residential units, where are cars of staff supposed to park.
This is the loss of more office space which is contrary to the Caterham Chaldon and Whyteleafe Neighbourhood Plan policies. It has also been acknowledged by TDC that Caterham has lost much of its office space to permitted development.
The site is 250 sq m. Dividing by 6 units means the accommodation will be 41.66 sq m per unit. The Government Technical housing standards – nationally described space standard – Table 1 - Minimum gross internal floor areas and storage (m2) for a one-bed / one person flat is a minimum of 39 sq m. The minimum for a one-bed / two person flat is 50 sq m. In a 2 storey dwelling this rises to 58 sq m. There should also be built in storage between 1 sqm and 1.5 sqm. The term apartment suggests some space. These are tiny spaces for maximum return, and not in the interest of decent living space for potential residents. There is no amenity space whatsoever for the flats which is detrimental to the well-being of the proposed residents.
Whilst the development would provide a modest benefit of one additional dwelling to local housing supply, this is outweighed by the unacceptable harm it would cause to the amenity of future and surrounding occupiers, which is in clear conflict with the policies of the development plan.

Caterham Valley Parish Council request this application be refused.

4.13 TA/2021/357
Erection of single storey rear extension to ground floor unit
187 Croydon Road, Caterham CR3 6PH *Case Officer: Paige Barlow*
Comment: The Parish Councillors object to this application and request it is refused for the following reasons:

- **This is a constrained site and there is no parking for the commercial unit. There is no parking available on the road either.**
- **Interesting that the planning application says the existing internal floor space is currently 74 sq m and the new space will be 147 sq m. This is exactly the same as the previous application. The Design and Access statement says the extension has been reduced by 4.5 sq m. We are unsure how this can be correct.**
- **With the increase in size of the ground floor, we have concerns as to the access and egress for the current cars that have parking as the turning circle will be vastly constrained.**
- **This is an extremely cramped development.**
- **Caterham Valley Parish Council agree with the Officer's reasons for refusal to the previous application in terms of bulk, mass and overpowering built form, constituting overdevelopment of the site. We do not believe the applicant has mitigated this in the current application and request the application is refused.**

4.14 TA/2021/601/TPO
Siting of building within root protection area of Sycamore. (Please refer to arborist report.)
6 Harestone Drive, Caterham CR3 6HX *Case Officer: Alastair Durkin*
Comment: The Parish Councillors leave to Arboriculturist and request a new tree is replanted if the sycamore is removed.

4.15TA/2021/696/TPO
T1- T15) Conifer (cypress) - Reduce Crown and branch growth all round by 12 feet from neighbouring gardens. The spread around the tree will be reduced to about 2-3 feet maximum around the area of the tree (ie to the property boundary at N and S, and similar distance at the front and back) and will be carried out by a qualified tree surgeon. (Please refer to photos provided.)
166 Stafford Road, Caterham CR3 6JE *Case Officer: Alastair Durkin*
Comment: The Parish Councillors leave to Arboriculturist

4.16TA/2021/610/NH
Erection of single storey rear extension which would extend beyond the rear wall of the original house by 4.30 metres, for which the maximum height would be 3.66 metres, and for which the height of the eaves would be 3.30 metres (Notification of a Proposed Larger Home Extension)
159 Harestone Valley Road, Caterham CR3 6HT *Case Officer: Tracey Williams*
Comment: The Parish Councillors leave to TDC Officers

4.17TA/2021/430
Erection of new detached 3-bedroom dwelling and detached garage on land to the rear of 8 Harestone Lane with associated access and amenity areas.
8 Harestone Lane, Caterham CR3 6BD *Case Officer: Paige Barlow*
Comment: Caterham Valley Parish Council reiterates its previous objections to this application:

- **This is a back garden development**
- **What size wheel base has been used to gauge the size of the turning circle at the front of the property**
- **The design is contrary to the Harestone Valley Design Guide Design Principle L 2: Buildings must provide high levels of visual privacy in relation to the character of Harestone Valley and not unduly impact on the amenity of neighbours. The plans state that the neighbours will not be overlooked from inside the property. However, the flat roof will need to be maintained and standing on the flat roof will overlook the neighbouring property.**
- **This prospective plan contravenes the Tandridge Local Plan – Detailed Policies Part 2 where Point 7.5 seeks to safeguard existing and secure good standards of new amenity for all current and future occupants of land and buildings and Point 8.2 attaches great weight to the protection of the high standards of local character, residential amenity and biodiversity in the District and seeks to prevent the inappropriate development of residential garden land which would result in the significant harm to, or loss of, such character, amenity and biodiversity. This approach is supported by paragraph 53 of the National Planning Policy Framework (NPPF) which advises planning authorities to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.**
- **Building is inappropriate to existing buildings and contravenes DP7 and Garden Land Development DP8.**
- **The long road to the property is seen to be out of character, fenced rather than landscaped.**
- **There does not appear to be sufficient space for trees to mature.**
- **Do the existing sewerage and drains have capacity for another property.**
- **Neighbours have concerns regarding the double garage increasing the building density, the blocking of the right of way for number 50 Underwood Road and the subdivision of**

the plot along with the concern about subsidence. These need to be considered in determining the application.

- **The Parish Council is disappointed the original application was granted on appeal.**
- **The detached garage is not to be used as, or sold as a separate dwelling.**

The Parish Council request this application be refused.

The meeting ended at 1840

The next planning committee meeting will be held on Wednesday 19th May 2021.

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