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 31st March 2021 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.* There was none declared

3. **Public session:** There was none present

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

4.1 TA/2021/304
Demolition of existing conservatory and erection of single storey rear extension. Conversion of existing garage to habitable accommodation.
30 Colburn Avenue, Caterham CR3 6HU *Case Officer: Tracey Williams*
Comment: The Parish Councillors leave to TDC Officers

4.2 TA/2021/299
Conversion of existing detached single garage into garden studio including erection of new roof and new opening onto raised decking.
66c Harestone Hill, Caterham CR3 6DH *Case Officer: Tracey Williams*
Comment: The Parish Councillors leave to TDC Officers with consideration for tree roots as it's being constructed

4.3 TA/2021/321

Erection of side and rear extensions, front dormer and roof alterations in association with conversion of loft space to habitable accommodation.

120 Burntwood Lane, Caterham CR3 6TA *Case Officer: Hannah Middleton*

Comment: The Parish Council leaves to TDC Officers however request that the Officer checks if the increase in size of the dwelling is contrary to TDC Planning rules. The TDC Officer is also requested to ensure that the reasons for the previous refusal have been mitigated.

4.4 TA/2021/263/TPO

T4 - T7) - Ash Trees - Reduce crown height and spread by 2-3m. Crown raise to a height of 3-5m to improve clearance over vehicles. to leave residual height of 9-10m to maintain natural shape of tree. Remove broken branches, throughout crown.

G3) - Ash/Yew/Redwood Group - Reduce crown height and spread by 2-3m. Crown raise to a height of 3-5m to improve clearance over road. to leave residual height of 11-12m to maintain natural shape of tree. Remove broken branches, throughout crown.

T1) - Maple - Reduce crown height and spread by approx. 2-3m to provide clearance from house. Leaving a residual height of 5-6m to maintain natural shape of tree. For general maintenance of trees.

11 The Clares, Caterham CR3 6RW *Case Officer: Alastair Durkin*

Comment: The Parish Councillors leave to Arboriculturist

4.5 TA/2020/2176

Excavation of land in front of nos.198 and 200 Croydon Road to a depth of 2.2m to construct off-street parking for 4 vehicles with associated retaining walls. Formation of vehicular access.(Amended Site Address)

198 and 200 Croydon Road, Caterham CR3 6QF *Case Officer: Deborah Soulsby*

Comment: The Parish Council responded on 28th January with the following comment: The Parish Councillors request that the off-street parking is of a permeable ground construction to ensure adequate drainage. TDC Officer to ensure that there is sufficient space for 4 vehicles in the area stipulated especially as the work will result in the loss of on road parking. The Parish Council further expects the Surrey County Council conditions to be adhered to.

4.6 TA/2021/174

Installation of 6 no. antennas and supporting steelwork, 1 no. equipment cabinet and associated apparatus and ancillary works

Caterham Te, Caterham CR3 6XY *Case Officer: Laura Field*

Comment: The Parish Councillors leave to the TDC Officers with consideration for the Environment Agency concerns. The Parish Council as a statutory consultee is disappointed that they and local residents have not been consulted regarding this application. The Parish Councillors request that the antennas and steelwork is camouflaged so as not to cause a blot on the landscape.

4.7 TA/2021/179

Formation of upper ground floor balcony with partition (Certificate of Lawfulness for Proposed Use or Development)

203 Croydon Road, Caterham CR3 6PH *Case Officer: Hannah Middleton*

Comment: The Parish Councillors leave to TDC Officers

4.8 TA/2021/390
Demolition of existing single garage and erection of new double garage.
9 Elgin Crescent, Caterham CR3 6ND *Case Officer: Hannah Middleton*
Comment: The Parish Councillors leave to TDC Officers

4.9 TA/2021/131
Erection of children's playhouse and associated equipment in rear garden.
85 Harestone Valley Road, Caterham CR3 6HQ *Case Officer: Tracey Williams*
Comment: The Parish Councillors leave to TDC Officers with the proviso that the steps the applicant has taken to mitigate the planning issues are sufficient.

4.10TA/2021/345
Erection of single storey side extension, ground level alterations, balcony and internal alterations.
115 Commonwealth Road, Caterham CR3 6LW *Case Officer: Tracey Williams*
Comment: The Parish Council question the size of the extension in relation to the size of the original house. The plans propose an increase in the size of the property with an outside elevated amenity space.
The separation between properties is less than 20m between Commonwealth Road and Farningham Road. Creating a raised amenity space externally plus a raised balcony, whilst enhancing the outlook for the residents on Commonwealth Road, could result in significant overlooking of the gardens and properties to the rear, especially given the topography of the site. Consideration should be given to the neighbours concerns.

4.11TA/2021/394/TPO
Proposal G1. Consisting of two Pine trees. Fell due to loss of light, trip hazard on the path from root system. Over dominant, lack of light onto property, blocked gutters etc. Client is willing to re-plant.
19 Elgin Crescent, Caterham CR3 6ND *Case Officer: Alastair Durkin*
Comment: The Parish Councillors leave to Arboriculturist with a consideration to replanting with suitable replacement in consultation with the TDC Officer

Meeting closed at 1830

The next planning committee meeting will be held on Wednesday 21st April 2021.