CATERHAM VALLEY PARISH COUNCIL

(INCORPORATING VALLEY AND HARESTONE WARDS)

CATERHAM VALLEY PARISH COUNCIL - PLANNING COMMITTEE

Minutes of the meeting of Caterham Valley Parish Council Planning Committee held at The Workary, Croydon Road, Caterham, on Wednesday 5th January 2022 at 6:30pm

Cllr Alun Jones – Chairman
Cllr Sakina Bradbury
Cllr Jeremy Webster
Cllr Annette Evans
Mrs Caroline Hollins – Co-opted Member

Mrs M Gibbins - Clerk & RFO

M I N U T E S

1. **Apologies for absence:**
Mr Peter Brent and Mrs Deborah Brent

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 two members of the public in attendance regarding application TA/2021/2045. The chairman thanked the residents for attending the meeting and raising their concerns.

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

4.1 TA/2021/1952
Proposed garage to a home office, workshop, biomass fuel store and plant room for a new electric generating solar panel system with installation of solar panels on the ground adjacent to this building.
23 Dome Hill Peak, Caterham CR3 6EH *Case Officer: Cindy Blythe*
Comment: The Parish Councillors leave to TDC Officers however request that the Arboriculturist reviews the tree report submitted by the applicant.

4.2 TA/2021/1878
Vehicle crossover and paving of part of garden to provide parking area.
12 Crescent Road, Caterham CR3 6LE *Case Officer: Adam Sultan*
Comment: Dimensions are not sufficient to enable a car to park and not block the pavement. Only one elevation is 4.8m with the elevation to the left hand side being less than 4.8m. Concern was also expressed regarding the paving of part of the garden in an area where rain run-off is a problem.

4.3 TA/2021/2027
Installation of rear staircase and roof terrace
20 Godstone Road, Caterham CR3 6RA *Case Officer: Cindy Blythe*
Comment: The Parish Councillors leave to TDC Officers

4.4 TA/2021/1895
Erection of part single, part two storey rear extension to provide enlarged commercial area at ground floor level and enlarged residential living accommodation at first floor level and associated internal alterations.
187 Croydon Road, Caterham CR3 6PH *Case Officer: Paige Barlow*
Comment: The Parish Council objects to this application on the grounds of overdevelopment, impact on the already parking problems, invasion of privacy for 185a should the flat roof be used as a balcony. The application approved as 2021/357 resulted in a stepped appearance to the rear of the property. This overcame issues with application 2020/2179 which was refused for resulting in a bulky and overpowering built form. This application returns to the same issues seen in that application.
If the Officer is minded to approve, conditions should be applied to retain the retail space and the workshop to the rear for those uses.

4.5 TA/2021/1752
Erection of a single storey rear extension with roof terrace
46 Tupwood Gardens, Caterham CR3 6EW *Case Officer: Tracey Williams*
Comment: The Parish Council objects to this application as the proposal will impact on the amenity and privacy of the neighbours. The height and projecting nature of the roof terrace will dominate the rear design of the properties. It will be a block on light into the property to the north of the proposal.
Whilst attempts have been made to screen the roof terrace, the decreasing height of the screen will still allow for overlooking into neighbouring properties and in the case of the property to the north the ability to look back into the living space. There is no need for a roof terrace as the property already has a private garden. The Parish Council request that this application is refused on these grounds.

4.6 TA/2021/2045
Demolition of existing buildings and erection of two replacement dwellings with associated access, parking and landscaping (Outline for layout and scale)
1 Loxford Road, Caterham CR3 6BH *Case Officer: James Amos*
Comment: The Parish Council objects to this application for the following reasons:

- **The existing building on the site is a character bungalow situated in a large mature garden bordered by mature hedges and trees. The road itself rises gently from west to east, with a steeper rise to the east. West of the site, and lower, is 1A Loxford Rd, a small, detached bungalow. East of the site is 3 Loxford Rd. A detached house. The rear boundary of the site borders the turning head of the southern end of Loxford Close.**
- **TA2021/1443, an earlier outline planning application for between 4 and 7 dwellings was rejected, citing overdevelopment, overlooking and loss of privacy, unacceptable division of land, parking etc. An appeal has been lodged, (despite this new application stating that they have listened to neighbours) which is still outstanding.**
- **The information given by the applicant details a pre-advice PA2018/1071 which is for the erection of 4 houses or 2 houses and 6 flats. This pre advice**

suggests that important considerations regarding the application would be that any development should respect and contribute to the distinctive character, appearance and amenity of the area. It goes on to describe the character of Loxford Rd as mainly detached dwellings set within reasonable sized plots. The Harestone Design Guide is referenced where the buildings in the area are described as 'individually designed detached houses' and having 'cars well hidden in garages or dues to the natural landscape' also 'gaps in between houses generally contain planting'

- **Neighbours comments have centred around the lack of information to determine either the layout or scale. It is impossible to tell from the detail given, the size of each residence, the height, the distance and effect on neighbouring boundaries, where the new houses gardens ends and how the car parking (6) allocation can be achieved. No ideas on the siting of fenestration.**
- **There has been no consultation with neighbours to overcome their concerns that the development will still result in overlooking and lack of privacy, so they are understandably concerned that the development will mean that there will be damage or loss to the mature hedges and trees on the boundaries, which they rely on for privacy and which is also valued for the bio- diversity it brings to their gardens.**
- **Re danger of flooding, neighbours have not been reassured that drainage will not be an issue if the construction involves more hardstanding to the front of the buildings, resulting in rain water flowing into the grounds of 1A Loxford Rd.**
- **There seem to be several inaccuracies/ lack of information in the application information. Objections by neighbours have highlighted:**
    - **External materials info has been entered as 'No'?**
    - **Not clear how foul water and sewage will be handled**
    - **Total existing units should be 1 surely rather than 0, as the existing building has not been demolished yet.?**
    - **There is little in the way of definite information, the word 'could' being used instead of 'would' throughout the application.**
- **The presence of protected species (bats, badgers and slow worms) in the vicinity of 1 Loxford Way has been noted and needs to be taken into account.**
- **The proposed entrance/exit is on a bend characterised as "blind" by one resident. It is**

It is a concern, especially given pre application that this site will be subject to piecemeal development given the lack of information about the rear of the site in the actual outline application under review.
Should the Officer be minded to approve the application District Cllrs Beverley Connolly and Michael Cooper will take to Committee.

4.7 TA/2021/1761

Variation of conditions 2 and 5 of permission TA/2020/511 for "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" allowed on appeal reference APP/M3645/W/20/3256724 dated 5th May 2021 for the levelling of garages to include the removal of ramped access and change in appearance to proposed dwellings with revised external materials.

Harestone Drive, Caterham CR3 6YQ *Case Officer: Paige Barlow*

Comment: The Parish Councillors leave to TDC Officers.

4.8 TA/2021/1819
Erection of two storey rear extension and first floor rear extension
Blossom Cottage, 6 Weald Way, Caterham CR3 6EG *Case Officer: Deborah Soulsby*
Comment: The Parish Councillors leave to TDC Officers

4.9 TA/2021/1696
Proposal Erection of three pitched roof dormers to existing rear roof slope and installation of two roof lights to front roof slope in connection with conversion of resultant roof space to habitable accommodation. Erection of front porch. (Amended plans)(Amended description)
24 Eothen Close, Caterham CR3 6JU *Case Officer: Tracey Williams*
Comment: The Parish Councillors leave to TDC Officers with consideration being given to neighbour's concerns.

4.10TA/2021/1603
On land at and adjoining the former Downs residential site, Tupwood Lane, Caterham, CR3 6ET PROPOSAL: Details pursuant to Condition 3 (Construction Environmental Management Plan), Condition 5 (Surface Water Drainage), Condition 10 (Dust Management Plan) and Condition 12 (Arboricultural Method Statement and Tree Protection Plan) of planning permission TA/2019/0690 dated 16 October 2020 for remediation, restoration (re-contouring and planting) and change of use of land to open countryside.
Land at and adjoining the former Downs residential site, Tupwood Lane, Caterham CR3 6ET
Comment: The Parish Councillors leave to TDC Officers

The next planning meeting will be held on Wednesday 26th January 2022
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