



(INCORPORATING VALLEY AND HARESTONE WARDS)

CATERHAM VALLEY PARISH COUNCIL - PLANNING COMMITTEE

Minutes of the meeting of Caterham Valley Parish Council Planning Committee held at Caterham Valley Library, Stafford Road, Caterham CR3 6JG, on Wednesday 16th February 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

MINUTES

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 no member of the public present.

4. **To consider and make comment on the following Planning Applications:**
4.1 TA/2022/54
Proposed brick piers and entrance gates
63 Dome Hill, Caterham CR3 6EF *Case Officer: Adam Sultan*
Comment: The proposal would result in the enclosure of what previously was an open garden. The adjacent properties are characterized by openness on to the road. This proposal would be out of keeping with the rest of the road. It is unfortunate that the residents have suffered theft of their vehicle from their property, however, there is no requirement for development of this scale to protect property. It is unfortunate in the planning statement that Highgate Planning & Development have chosen 130 Harestone Valley Road (Figure 2), as an example of a property who has larger walls and pillar. This property has recently had retrospective planning refused. One of the reasons cited is that "The proposed boundary treatment by reason of its scale, height, siting and design results in a harsh and incongruous feature within its setting which is out of keeping with the locality and results in significant harm to character and appearance of the site and street scene. As such, the proposal is contrary to Policy CSP18 of the Tandridge District Core Strategy 2008 and Policy DP7 and DP9 and should be refused.

The proposal is also contrary to Policy CCW10 of the CCWNP where development is expected to preserve and enhance the character area in which it is located (In this case - Character area 01: rural fringe). **Local Character Area 01: Rural Fringe -Dome Hill and War Coppice Garden Village** War Coppice Road and all properties in Weald Way, Woodland Way, Dome Hill, Dome Hill Peak and Aldercombe Lane. This area contains some of the best examples of 20th century residential housing in the area. It complements the adjacent Harestone Valley Area of Special Residential Character. The first phase of development (in Gravelly Hill, War Coppice Road, Weald Way and Woodland Way) was War Coppice Garden Village (also Woodland Village), as shown on the 1896 and 1912 OS maps. This phase consisted of Arts and Crafts architectural style houses in a characteristic black and white detailing, which were built up until the 1920's. The second predominant style, seen mainly in Dome Hill, Dome Hill Peak and Aldercombe Lane is the 1930's rusticated cottage architectural style. These have individuality and build standard well above that of the repetitive streetscapes from volume builders typical of the period. A study has highlighted that the architect Leo Williams designed with a remarkable variation in detail and a high degree of authenticity using quality materials such as hand-made clay tiles, old bricks and oak framing. The study concluded that as a result, these streets form a unified and extremely attractive area of perhaps the finest 1930's mock-Tudor architectural style dwellings to be seen anywhere (The Houses of Caterham Valley, Peter Saaler, 1982). Many buildings retain these original features with alterations mostly in keeping, so that despite the gradual addition of more recent houses the area retains a strong historic presence. Visual amenity is aided by a sense of spaciousness, and by mature gardens with specimen trees.





A defining quality of the NCA is that the context within the green infrastructure of the valley creating limited views of other developments and a sense of enclosure and separation from urban areas of Caterham. It forms part of the green corridors connecting the rural areas to Caterham-on-the-Hill and Caterham Valley.

Proposals for new developments should:

- Be in keeping with the existing size, scale, height of the existing dwellings of the village settlement in Chaldon.**
- Reflect the palette of materials found locally.**
- Reflect the well-vegetated character of the area and defined within a strong planted boundary treatment.**
- Protect and enhance the peaceful and rural character of Chaldon.**
- Conservation and enhancement of distinctive architectural features in the Dome Hill and War Coppice Garden Village should be encouraged so that replacement roofs and modern extensions are sympathetic in**

size, scale, use of materials, and infill development is not too large, dense or visually intrusive.

The proposal does not reflect the local context, character, or vernacular of the area, with Dome Hill characterized by open unenclosed gardens.

The scale does not add to the built form of the area and would appear incongruous in this particular setting.

4.2 TA/2022/62

Proposed single storey rear extension to include 1no. roof lantern, internal alteration and rear decking.

73 Farningham Road, Caterham CR3 6LN

Case Officer: Adam Sultan

Comment: The Parish Councillors leave to TDC Officers

4.3 TA/2022/119

Removal of condition 3 (Arboricultural statement) and variation of 4 (Landscape) of planning permission ref: 2021/430 (Erection of detached 3-bedroom dwelling on land to the rear of 8 Harestone Lane with associated access and amenity areas.

(Amended plans and description.)

8 Harestone Lane, Caterham CR3 6BD

Case Officer: Cindy Blythe

Comment: The Parish Councillors leave to TDC Officers

4.4 TA/2021/56/Cond2

Details pursuant to the discharge of Condition 3 (Green walls and maintenance plan), of planning permission ref: 2021/56 dated 18th June 2021:

(Refurbishment of Quadrant House including:

- thermal insulation,
- new windows, doors and curtain walling,
- living green wall to Croydon Road facade,
- 3 floor roof terrace facing Croydon Road,
- new escape staircases and balustrade to walk way to Highfield Drive elevation,
- new perforated metal screens to basement carparking,
- new lit signage, and
- photovoltaic arrays and condenser units on roof..)

Quadrant House, 47 Croydon Road, Caterham CR3 6PB *Case Officer: Kim Waite*

Comment: The Parish Councillors leave to TDC Officers however highlight that the walk way is to the unnamed service drive which is not Highfield Drive.

The meeting closed at 1840

The next planning meeting will be held on Wednesday 9th March 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
