



(INCORPORATING VALLEY AND HARESTONE WARDS)

Minutes of the meeting of Caterham Valley Parish Council Planning Committee held at Caterham Valley Library, Stafford Rd, Caterham on Wednesday 1st June 2022 at 6:30pm

Cllr Jeremy Webster – Chairman

Cllr Victor Emmanuel

Cllr Annette Evans

Cllr Alun Jones

Mrs Caroline Hollins – Co-opted Member

Mrs M Gibbins - Clerk & RFO

MINUTES

1. **Apologies for absence:**

Cllr Sakina Bradbury

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:** *a period of no longer than 15 minutes, to hear questions or statements from members of the public. Individuals are allowed to speak for a maximum of 3 minutes.*
There was 3 members of the public present – one to observe and two others in relation to application TA/2022/404, the applicant and an opposer. Refer to points 4.2 below.

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

4.1 TA/2022/461

Erection of single-storey rear extension and internal alterations. (Application for a Certificate of Lawful Development for a Proposed Use or Development)

12 Dome Hill Peak, Caterham CR3 6EH

Case Officer: Tracey Williams

Comment: The Parish Councillors leave to TDC Officers

4.2 TA/2022/404

Erection of a detached house with parking and turning area, accessed off Harestone Hill.
83 Harestone Hill, Caterham CR3 6DL

Case Officer: Michael Eastham

Comment: The Parish Council objects to this application on the basis of the following points:

- This application is a back garden development and approval of this application will set a dangerous precedent in the Harestone area.
- The application is contrary to the Harestone Design Guide Design Principle L2: 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.

- Harestone Design Guide Design Principle L4: Forms of development must respect their location, the size of the site and the character of the area.
- It is contrary to policy DP7 in that this proposal is detrimental to the privacy and amenity of the neighbouring properties in terms of overlooking and visual intrusion.
- One strong consideration by the Parish is that the proposed development is out of character for the area.
- The proposal is contrary to Policy DP8 and Caterham Valley Parish Council concur with the neighbour who commented that it is inappropriate to the surrounding area in terms of land use, size and scale. It does not maintain or enhance the character and appearance of the area. It is an inappropriate sub-division of existing curtilages to a size below that prevailing in the area, taking account of the need to retain and enhance mature landscapes. It does not present a frontage in keeping with the existing street scene or the prevailing layout in the area, including frontage width, building orientation, visual separation between buildings and distance from the road.
- As a number of trees have previously been removed, any approval of this application must have a management plan for the protection of the remaining trees and their root structure. The trees have been removed in advance of the original planning application and they need to be replaced to increase privacy should the officer be minded to approve. Appropriate planting with a good landscaping scheme must be implemented as per the Trees and Landscaping SPD 2017.
- Harestone Design Guide Design Principle V2 states: To protect the existing character, existing tree cover and vegetation must be retained to protect the wooded valley character. In special circumstances, where the Council agrees to the removal of existing trees, an appropriate substitute tree planting scheme must be implemented. This will replace and reestablish the screening, canopy and visual appearance of the planned development area in similar form to that removed. Schemes will be required to be implemented and sustained until properly established.
- The proposal is contrary to Policy CCW4: Character of Development and Policy CCW5: Design of Development in the Caterham, Chaldon and Whyteleafe Neighbourhood Plan. Development is expected to preserve and enhance the character area in which it is located and should integrate well with their surroundings. This proposal does not adhere to these policies. The Inspector in response to application 2021/73 stated that 'the harm that would be caused to the living conditions of neighbouring properties is a matter of fundamental concern to which I attach substantial weight'.
- There have been strenuous objections from neighbouring residents. Neighbours have raised significant concerns in terms of character, overlooking affecting their privacy because of the topography of the site, destruction of trees, easier access to the rear of properties, harm to amenity and overdevelopment of the site which should be considered in the determination of this application.
- Neighbours comments must be considered in determining this application.
- The bin storage has been situated directly beside number 85 and should be moved to a more appropriate position.

- **An independent ecological survey of the site must be undertaken at a suitable time of the year, but not in December, as this is an unreliable time to record, for the following :**
 - **Bat activity**
 - **Birds breeding activity**
 - **Dormice activity**
 - **Greater Crested Newt activity and**
 - **Reptile activity.**
- **Should the Officer be minded to approve the application Cllr Annette Evans will take this application to committee.**

4.3 TA/2022/495

Erection of two storey side extension, single storey front extension and erection of front facing first floor dormer with gable end pitched roof.

3 Deansfield, Caterham CE3 6BL

Case Officer: Tracey Williams

Comment: The Parish Councillors leave to TDC Officers

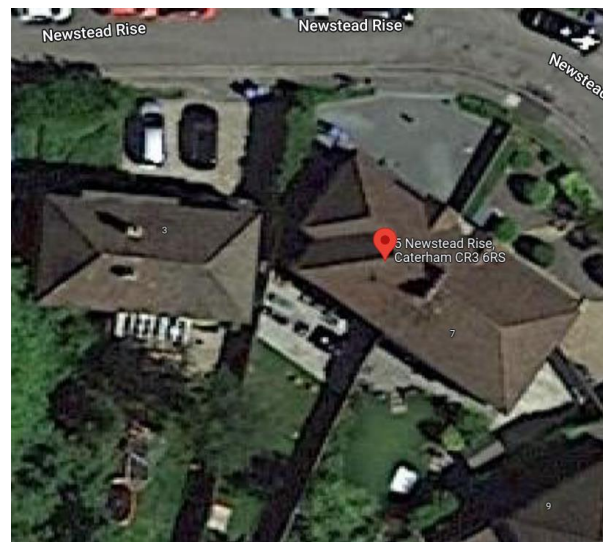
4.4 TA/2022/586/NH

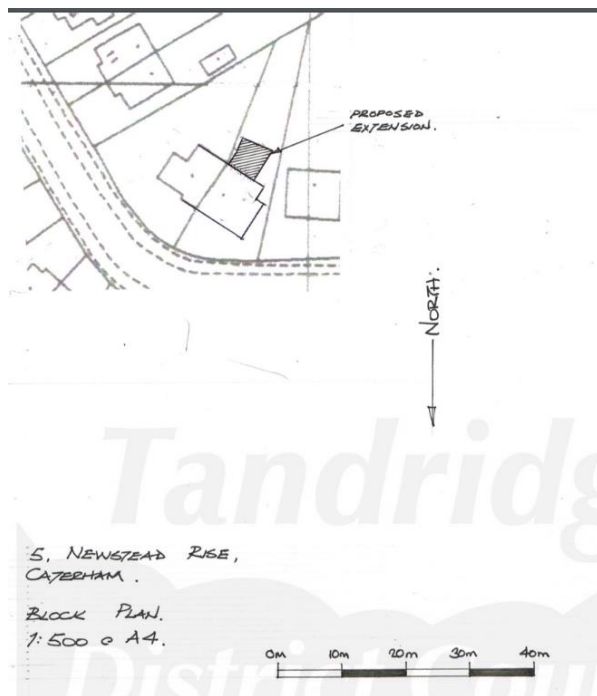
Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 5.40 metres, for which the maximum height would be 3.00 metres, and for which the height of the eaves would be 3.00 metres. (Notification of a Proposed Larger Home Extension)

5 Newstead Rise, Caterham CR3 6RS

Case Officer: Paul Batchelor

Comment: Drawing provided lacks information and there are no photos to show evidence of impact to the neighbour. Proximity of neighbour to the right at Number 3 and the angle to which the applicant's property sits would mean the extension would come close to the neighbouring property boundary.





4.5 TA/2022/674/TPO

T1) - Beech - Carefully climb and dismantle to as close to ground level as possible 8x7m tree. (Please refer to photos provided.) T2) - Beech - Crown Reduction - Reducing the height and spread of the tree by up to 2 metres and raise crown to provide 6 metres clearance from ground level. 20x14 down to 18x12m. (Please refer to photos provided.) T3) - Beech x 2 - Crown Reduction - Reducing the height and spread of the tree by up to 2 metres and raise crown to provide 6 metres clearance from ground level. 20x14 down to 18x12m. (Please refer to photos provided.) T4) - Beech - Crown Reduction - Reducing the height and spread of the tree by up to 2 metres and raise crown to provide 6 metres clearance from ground level 20x14 down to 18x12m. (Please refer to photos provided.)

142 Harestone Valley Road, Caterham CR3 6DH

Case Officer: Alastair Durkin

Comment: The Parish Councillors leave to Arboriculturist

4.6 TA/2022/675/TPO

T1) - Beech (RHS of gate) - Sever dieback throughout crown - Carefully dismantle to as close to ground level as possible utilising a Mobile Elevated Work Platform - 16x8m Tree (Please refer to photos provided.) T2) - Beech x 2 (LHS of gate) - Shorten low lateral branches over road by up to 2.5 metres to suitable live growth. 22x17m down to 22x14.5m. (Please refer to photos provided.) T3) - Dead Beech (rear garden RHS) - Fell to as close to ground level as possible and leave debris as it falls 8x3m (Please refer to photos provided.)

146 Harestone Valley Road, Caterham CR3 6DH

Case Officer: Alastair Durkin

Comment: The Parish Councillors leave to Arboriculturist

4.7 TA/2022/28

Erection of three-storey building with accommodation within roof space and underground parking, comprising 6 x 3 Bed, 7 x 2 Bed and 1 x 1 Bed apartments (Outline). Plans and additional information submitted 16.05.22 showing new vehicular accesses and swept path analysis.

51 Stafford Road, Caterham CR3 6JG

Case Officer: Cindy Blythe

Comment: The Parish Council's previous comments remain as stated on 30 March 2022. Detail now makes it clear that box vans or delivery vehicles will have to travel North on Stafford Road rather than turn around. Stafford Road to the North

is heavily congested and dangerous. The Parish Council requested that Surrey highways review the arrangement particularly after 5pm in the evening. In addition, it is clear that the setting out of the columns results in parking spaces narrower than 2.4m. Whilst these appear on a plan as mere pinch points, the nature of cars means that these will narrow the spaces - this can already be seen locally in Morrisons car park where spaces are 2.4m wide, but the column grid narrows the spaces as drivers naturally try to avoid them. This will result in an impact on neighbouring amenity as people with above average cars such as etc will be displaced on to Stafford Road to park.

DENSITY - CSP19

The site is 0.16 hectare. As per Tandridge District Council's Core Strategy's policy CSP19, at 55 units per hectare, that would mean a maximum of 8.8 units. Even at 75 units per hectare, that would be 12 units. This proposal is gross overdevelopment of the site with densities significantly higher than the prevailing densities.

4.8 TA/2022/518

Erection of a single storey rear wrap around extension, and first floor side extension. Erection of rear dormer and hip to gable in association with conversion of loft space to habitable accommodation. Changes to fenestration.

172 Burntwood Lane, Caterham CR3 6TB

Case Officer: Cindy Blythe

Comment: The Parish Councillors leave to TDC Officers.

4.9 TA/2022/539

Erection of single storey garden room to the front of the property.

355 Stafford Road, Caterham CR3 6NP

Case Officer: Lydia Hemsley

Comment: The proposed garden room would extend beyond the building line of the property. What is distance from front elevation of garden room to front door access? What is building regulations position here? The proposal for the development is not in keeping with the prevailing street scene.

5. Appeal

TA/2021/1726 130 Harestone Valley Road, Caterham CR3 6HG

The appeal was noted

The meeting closed at 1910

The next planning meeting will be held on Wednesday 22nd June 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
