



(INCORPORATING VALLEY AND HARESTONE WARDS)
Minutes

Minutes of the meeting of Caterham Valley Parish Council Planning Committee held at Caterham Valley Library, Stafford Rd, Caterham on Wednesday 13th July 2022 at 6:00pm

Cllr Jeremy Webster – Chairman
Cllr Sakina Bradbury
Cllr Victor Emmanuel
Cllr Annette Evans
Mr Peter Brent – Co-opted Member
Mrs Deborah Brent – Co-opted Member

Mrs M Gibbins - Clerk & RFO

MINUTES

1. **Apologies for absence:**
Cllr Alun Jones and Mrs Caroline Hollins
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 in attendance.
4. **To consider and make comment on the following Planning Applications:**
 - 4.1 **TA/2022/648**
Condenser Unit installed to rear wall (Retrospective)
211 Croydon Road, Caterham CR3 6PH *Case Officer: Hannah Middleton*
Comment: The Parish Councillors leave to TDC Officers.
 - 4.2 **TA/2022/701**
Studio Flat at Lower Ground level (Retrospective)
211 Croydon Road, Caterham CR3 6PH *Case Officer: Hannah Middleton*
Comment: The Parish Councillors object to this application for the following reasons:
DP5 - The property extension does not meet the Tandridge parking SPD. The proposed plan for the food retail outlet expands the unit to 80.46m². The parade of shops has space for 6 vehicles with on street parking. The increase in size proposed at this location would then require additional spaces which are not available on street and would potentially add to the issues neighbours to the food store currently experience. The parking standard for a parade of shops is 1 space per 30m². The issue with parking should be considered as it will potentially have an impact on the free flow of traffic and lead to potential safety issues on the highway. As such we believe the proposal does not comply with DP5.
DP7 - The proposed development makes no attempt to suite in with the existing buildings not the properties located immediately adjacent to the development.

The flat roof appears industrial is something not present on the neighbouring buildings. The relationship between 211 and the house at 209 has not been considered. The Parish Council would ask for the comments from the neighbour at 209 be fully considered and taken into account. The property at 209 is set back from the building line of the parade of shops at 211 onwards. It should also be noted that the ground floor level of 209 is lower than that of 211. 209 is built into the Valley side as are many properties along the road and as such there is accommodation below ground level to the rear of the property. The northern elevation also has a number of windows. The bulk of the extension will block any light into the lower two floors of 209 due to their proximity to each other and the flat roof with access from the upper flats via a rear fire escape will mean residents living above 211 will be able to have direct visibility into 209 severely affecting their privacy. There is not the minimum 22m distance between properties.

The proposed extension will also severely affect the amenity of the neighbouring residents in so much as it will block out all natural light to the bottom two floors of 209 Croydon Rd. .

The application will not result in a satisfactory environment for the existing or future residents of 209 Croydon Road.

Finally, the trees and soft landscaping SPD "the Council will expect to see evidence that tree retention, planting, landscaping and the design of green infrastructure has been clearly considered as part of the design process." No such evidence has been brought forward by the applicant. The SPD also states that "Where trees are removed prior to permission for development being sought, the Council will require robust replacement planting as part of any permission". There is evidence that trees have been removed prior to the application and the development is not accompanied by any form of landscaping plan or replanting plan to mitigate the loss of the mature trees on site.

DP21 Sustainable Water Management - The area is directly adjacent to a groundwater flood risk zone amplified by surface water issues as such a SuDS scheme should be incorporated into the development.

The responses from the neighbouring properties must be considered and the Parish Councillors support their comments. There are already residents in situ.

4.3 TA/2022/676

Erection of detached outbuilding for swimming pool. (Certificate of Lawfulness for proposed use or development)

130 Harestone Valley Road, Caterham CR3 6HG *Case Officer: Tracey Williams*

Comment: The Parish Council consider that this application is acceptable although there has been no consultation with neighbours. The Parish Council is aware that this development is under appeal and that the neighbours' concerns have not been taken into account. The Parish Council has concern that this applicant has a record of not abiding by the plans submitted.

4.4 TA/2022/367

Replacement and shoring of retaining wall of 2m in height (Retrospective). Replacement and shoring of retaining bank of 1.6m in height. (Retrospective). Addition of a 4x5m summerhouse with surrounding decking under 300mm in depth. (Retrospective).

Addition of a fence or barrier where property abuts Milner Road (Incomplete).

281 Stafford Road, Caterham CR3 6NL

Case Officer: Michael Eastham

Comment: The Parish Councillors leave to TDC Officers. The Parish Council had no issue with this application although note it is retrospective. The councillors were interested in the history to this matter.

4.5 TA/2022/815/TPO

T1) - Pine - Fell

19 Elgin Crescent, Caterham CR3 6ND

Case Officer: Alastair Durkin

Comment: The Parish Councillors leave to Arboriculturist. The councillors were interested in the planning history to this matter.

4.6 TA/2022/888/TPO

Specification of works per attached Schedule of Proposed Tree Work and associated Sketch Plan: (A1) 1. Hawthorn Tree - to keep line of trees looking even in height along school boundary fence line (A1) 2. Cob Nut Tree - to reduce height and bring sides in The Crescent, Bradenhurst Close, Caterham CR3 6FG

Case Officer: Alastair Durkin

Comment: The Parish Councillors leave to Arboriculturist

4.7 TA/2022/872/TPO

T1) - Ash - Fell

8 The Clares, Caterham CR3 6RW

Case Officer: Alastair Durkin

Comment: The Parish Councillors leave to Arboriculturist

4.8 TA/2022/905/TPO

T2) - Copper Beech - To fell and grind out stump (Please refer to report)

8 The Clares, Caterham CR3 6RW

Case Officer: Stephanie Wooden

Comment: The Parish Councillors leave to Arboriculturist however the report is missing and thus unable to determine.

The meeting closed at 18:20

The next planning meeting will be held on Wednesday 3rd August 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
