



(INCORPORATING VALLEY AND HARESTONE WARDS)

Minutes of the meeting of Caterham Valley Parish Council Planning Committee held at Caterham Valley Library, Stafford Road, Caterham CR3 6JG, on Wednesday 4th January 2023 at 6:30pm

Cllr Jeremy Webster - Chairman
Cllr Victor Emmanuel
Cllr Alun Jones
Cllr Annette Evans
Mr Peter Brent - Co-opted Member
Mr Neil Farrance - Co-opted Member

Mrs M Gibbins - Clerk & RFO

MINUTES

1. **Apologies for absence:**
Mrs Deborah Brent, 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 were none declared.
3. **Public session:** There were no members of the public in attendance.
4. **To consider and make comment on the following Planning Applications:**
 - 4.1 TA/2022/1335
Demolition of existing garage and erection of new garage
15 Woodland Way, Caterham CR3 6ER *Case Officer: Paul Batchelor*
Comment: The Parish Council objects to this application. It will no longer be subservient to the main house, but can appear as a separate dwelling. The proposal contravenes DP14 where the proposal could be viewed as a dominant feature and excessive in size relative to the host dwelling. The extension in the roof line of the front and rear of the property could detract from the rural context in which it sits. If minded to approve there must be a restriction on converting to habitable accommodation.
 - 4.2 TA/2022/1219
Installation of 11 solar panels on flat dormer roof to rear of property.
27 Tupwood Lane, Caterham CR3 6DB *Case Officer: Abinaya Munirathinam*
Comment: The Councillors fully support the application and leave to TDC Officers.
 - 4.3 TA/2022/1267
Retrospective application for the landscape works to the front of the property. Proposed drop kerb.
128 Stafford Road, Caterham CR3 6JE *Case Officer: Abinaya Munirathinam*
Comment: The Councillors leave to TDC Officers

4.4 TA/2022/1594/TPO

T1) - Beech - Tree to be reduced 1M above the last pruning cuts and reduce in the sides to match due to rot holes in the top

Blossom Cottage, 6 Weald Way, Caterham CR3 6EG

Case Officer: Alastair Durkin

Comment: The Parish Councillors leave to Arboriculturist

4.5 TA/2022/1583/NH

Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 3.7 metres, for which the maximum height would be 4 metres, and for which the height of the eaves would be 3 metres (Notification of a Proposed Larger Home extension)

39 Markfield Road, Caterham CR3 6RP

Case Officer: Lydia Hemsley

Comment: The Parish Councillors leave to TDC Officers.

5. Appeal

ENF/2019/25 – APPEAL REF APP/M3645/C/22/3311514/ENFORCEMENT NOTICE NO.ENF/2019/025

Land at Barnfield, War Coppice Road, Caterham CR3 6AS

Caterham Valley Parish Council objected to this application for the following reasons:

- **The planning application in 2014 (TA/2014/630) put conditions that the height of the scaffolding should be no more than 4 metres. The applicant has applied for retrospective permission, following completion of works to extend the racking, and has already changed the height to 5.6 metres. The additional area that is requested has taken over what had previously been toilet facilities and storage containers at a height of 2.4 metres. This is a considerable addition to the height and size of the racking. While the applicant does mention the start date and finish date of the works, it is not clear from the application – we would expect to see it listed as retrospective.**
- **The bund that was put in place following the original application in 2014 meant that there was separation between residents and the yard. The additional height of the extension means that the residents can now see the racking/ yard which also aggravates the noise levels and impacts significantly on the amenity of the local residents.**
- **The applicant has not adhered to the conditions in either the 2014 (TA/2014/630) or the 2016 (TA/2016/81) planning applications. The corrugated fencing has not been replaced and landscaping has not been provided. The area that should have been landscaped is now a pig farm which impacts on the TPO'd trees.**
- **Historic England is responsible for protecting this site but has, apparently, not been consulted.**
- **In 2016 the applicant asked for an amendment to the time they were allowed to operate. This was granted with conditions that they do not operate out of the yard before 7.30am, however they could move lorries that had already been loaded from 6.30am. The Parish Council has been made aware that this condition has also not been adhered to.**
- **There are no circumstances, within boundaries, where this extension to the business should be allowed in an area that is green belt, particularly given the lack of adherence to conditions in previous applications. It also sets a precedent for possible other development which is unacceptable.**
- **The views of the neighbouring residents must be taken into account as it impacts them considerably.**

Caterham Valley Parish Council request that this application be refused and suggest that no further planning applications should be granted until the applicant has adhered to the previous conditions.

The meeting closed at 1841

The next planning meeting will be held on Wednesday 25th January 2023

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
