(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 15th February 2023 at 6:30pm

Cllr Jeremy Webster – Chairman
Cllr Alun Jones
Mr Neil Farrance – Co-opted member

Mrs M Gibbins - Clerk & RFO

M I N U T E S

1. **Apologies for absence:**
Cllrs Annette Evans and Victor Emmanuel, Mrs Deborah Brent and Mr Peter 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 were none declared.

3. **Public session:** There were 15 members of the public in attendance in relation to applications TA/2022/1554 and TA/2023/83. The Councillors listened to the comments and concerns raised and noted them when considering the applications. The Chairman thanked the residents for attending the meeting and for their comments and, with the councillors agreement, brought application TA/2023/83 to the second item on the agenda.

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

4.1 TA/2022/1554

Variation of Condition 2 (The reserved matters) of planning permission ref: 2017/1770 (Demolition of existing building and erection of 18 flats with associated access (Outline) All other matters reserved.) to revise the fence location.

57 Tupwood Lane, Caterham CR3 6DB *Case Officer: Jocelyn Miller*

Comment: The Parish Councillor strongly object to this application for the Variation of Condition 2 and request that the Officer also considers other condition which have not been complied with and the submitted drawings are contradictory to each other.
The relocation of the fence will result in the reduction of privacy on neighbours due to the visibility splay and the sites topography.
In addition, the fence is required to be secured to prevent safety risk of cars running over the brow of the hill. There are no design details of the fence construction which would satisfy that being the case. The construction of the fence has a material impact on the environment and privacy.
The drawings in the application differ to the submitted landscaping drawings and there are material differences to the approved plans. This application should be using the originally approved drawings from which to impact assess the proposed changes, plus any changes to the landscaping and lighting plan should be assessed separately.

Any changes must be submitted under a separate application. Technical construction of the fence needs to be included as it impacts on the topography of the site on.
If Planning Officer is minded to approve Cllr Annette Evans will take to committee.

4.2 TA/2022/1348
Extend the existing dropped curb by 4 further curb stones in order to access a hard standing adjacent to the garage.
59 Newstead Rise, Caterham CR3 6RS *Case Officer: Lydia Hemsley*
Comment: The Parish Councillors made no comment and leave to TDC Officers

4.3 TA/2022/1661
Erection of front extension and two storey side/rear extension.
177 Stafford Road, Caterham CR3 6JL *Case Officer: Tracey Williams*
Comment: The Parish Councillors made no comment and leave to TDC Officers

4.4 TA/2022/1607
Erection of single storey rear extension.
176 Croydon Road, Caterham CR3 6QE *Case Officer: Jocelyn Miller*
Comment: The Parish Councillors leave to TDC Officers.

4.5 TA/2022/1388
Removal of existing external signage and ATM and infill with materials to match existing elevation
1 to 3 Croydon Road, Caterham CR3 6PA *Case Officer: Tracey Williams*
Comment: The Parish Councillors made no comment and leave to TDC Officers.

4.6 TA/2022/1597
Erection of new building containing 4 x 2 bed and 5 x 1 bed flats together with associated parking.
Clearway Court, 139 Croydon Road, Caterham CR3 6PF *Case Officer: Cindy Blythe*
Comment: The original application for TA/2018/1594 'Erection of new building containing 9 flats (4 x 2 bed, 5 x 1 bed) together with associated car parking' was dismissed by the Appeals Inspector who agreed with the original TDC Planning Committee reason for objection in the 'the proposed flats, as a result of the provision of habitable accommodation (bedrooms) without windows with clear glazing, would fail to provide a suitable standard of accommodation for future residents, thereby contrary to <u>Tandridge Local Plan:</u> Part 2: Detailed Policies – Policy DP7.
The Parish Council also believe that this current application TA/2022/1597 should be considered in conjunction with TA/2019/1801. Should both applications be approved, there would be 25 units with minimal parking on this small site.
<u>Affordable Housing</u>
The application should be considered in line with the Clearway Court application TA/2019/1801 and provision should be made for affordable housing as, with the addition of a potential 9 units, the total number of apartments would be 25. The current TDC Core Strategy 2008 has an affordable requirement of 34%. The draft TDC Local Plan has a requirement for 20% affordable housing. The assumption would be that with a piecemeal development, the developer feels they can get away with none.
<u>Density</u>
CSP19 states a residential density of 75 units per hectare in town centres. This site is 0.07 hectares which equates to a maximum density of 5.25 units for application TA/2019/1801.
<u>Built Form</u>
The proposed building is located in the car park of the existing office block which has Permitted Development for 16 units (total 25 units). It is over development of the site

due to the restricted site size. The proportions of the building are not appropriate for the site on which it is located.

Character and Layout

This application contravenes TDC Policy DP7 for Character and Layout – The block does not contribute to the character and layout of the local area. It is monolithic and located at the back end of a former office block overlooking a railway on one side and a builder's yard on the other.

Parking – This proposal includes parking for 10 cars, which is 3 ½ spaces lower than the level required by the Tandridge Parking Standards 2012 if the parking remains unallocated.

The developer has used applications for 131 and 137 Croydon Road as material considerations when determining this application. The referenced applications were granted permission in 2007 and 2008/2009. Tandridge adopted its Parking Standards in 2012 which has parking requirements of 1 ½ spaces unallocated and 2 allocated spaces per unit. As the Tandridge Standards are the most recent to be published, it is these that should be adhered to. Parking in the Croydon Road and all of the surrounding roads is saturated and 10 spaces for 9 units is completely inadequate.

The Parish Council draws your attention to the refusal of planning permission for TA/2017/1282 in the nearby Beechwood Road on the grounds that inadequate parking provision cannot be acceptable in roads that are already at saturation point. Also application TA/2018/49 at 78 Farningham Road was withdrawn following over 50 objections from local residents, again many related to an under-provision of parking. Parking on the Croydon Road is limited to only 1 hour Monday to Friday from 8.30 - 18.00. With restrictions on bays and addition of Double Yellow Lines in nearby roads by Surrey County Council, the lack of adequate parking will cause additional parking stress on already saturated local roads.

Point 3.4 in the Tandridge Parking Standards - Supplementary Planning document does note that "Town centres have small controlled parking zones and therefore town centre residential schemes with inadequate parking are likely to result in overspill parking occurring on nearby residential roads. Point 3.5 states that the availability and opportunities for public transport should be taken into account. The Planning Statement suggests that there is 'abundant public transport availability' due to the proximity of the site to the main town centre. Whilst the urban areas are relatively well served by rail, these are mostly radial lines from London, and do not provide easy opportunities to travel east-west or travel south from Caterham. Working in London is not a factor that significantly reduces car ownership in Caterham. According to the 2011 Census, 49% of people in this area use their cars to travel to work.

This development is therefore under-provisioned. Caterham Valley again will suffer from the cumulative effect of numerous applications with no consideration for the residents who live in the vicinity of these new developments. This continues to set precedents where applications for new development with an under-provision of parking appears to be the norm. The Adult Education Centre and Social Services sites on the Croydon Road have 38 units with 72 parking spaces. Why is this not used instead as a marker for new development in the area?

Should the Planning Officer be minded to approve this application, Caterham Valley Parish Council would request that the parking remains unallocated.

Amenity / Environment / Facilities – ***Whilst 9 flats would not suggest a significant increase in traffic, this would be in addition to other significant developments along Croydon Road and the cumulative impact of this has put the road under significant strain. As such the development would have a detrimental impact on the existing residents of Croydon Road and other surrounding roads as the overflow parking goes to these roads. There is no separate pedestrian access considering the number of people who will be accessing the property if this application (together with the already approved application*** **2020/970/NC) is approved.**

The developer states in the Planning Statement that 'to minimise the impact the new dwellings have been designed with minimal floor to ceiling height of 2400mm and will utilise as slim as possible structural elements to intermediate floors and roof'. How will this impact noise levels between the apartments.

The 'Layout' section of the Design and Access Statement (September 2019) says 'the proposed site layout also places the maximum distance between the primary elevation of the new dwellings and the rear elevation of Clearway Court. This will minimise any sense of overlooking and privacy loss caused by the proposed windows on the front facade. In addition, the windows have been designed to be wide and shallow, using obscured glazing to ensure that these concerns have been addressed. Wider glazing is used along the west facade towards the railway line where there is no risk of overlooking or privacy loss. Top flats have reduced internal floor area due to sloping ceilings. It says these top floor properties benefit from natural light via a 'generous' terrace. Caterham Valley Parish Council does not believe that this will mitigate the impact on the privacy of the neighbours at Cypress Court. In addition, if the developer is not acknowledging the view from one apartment straight into another, why have they specified obscure glazing?

The Design and Access Statement also says 'each dwelling has been designed to meet the technical standard in terms of minimum floor area and width for bedrooms and storage requirements'. These apartments are minimum government size standard with 10 parking spaces for the 9 units. The developer plans to cram as many people as possible into these units and suggests a total of 19 people could be accommodated in these shoe boxes.

Added to the fact that there is no landscaping, there really is little or no amenity space for the current residents. Consideration should be given to the Trees and Soft Landscaping Supplementary Planning Document November 2017 which requires gardens proportionate to the development. There is no garden! It is essentially a block of flats in a car park. This will have an impact on the health and wellbeing of the residents, with no space provided for children to play.

Where landscaping is concerned the Planning Statement says 'grassed areas will be avoided due to the possible neglect and lack of maintenance that these kind of small areas are often subject to'. With flats there is usually a Management Company as there are service charge fees for the communal areas. It is the responsibility of the 'Management Company' to take care of communal areas so the 'lack of maintenance' is an issue for the Managing Agents and should not be used by the developer as an excuse not to have any green areas. With the 16 flats from the permitted development application at Clearway Court, and a potential 9 others from the current application, this would mean there are 25 flats with no amenity space.

<u>Privacy</u> – there should be a minimum distance between dwellings of 20 meters and this should be greater when there is a height differential due to the fact that the dominant property can overlook the other property. Whilst the distance is 24 meters, the scale and height of the proposed development will overlook the lower floors in neighbouring Cyprus Court, impacting residents' privacy and amenity which is in contravention of Tandridge Local Plan: Part 2: Detailed Policies – Policy DP7.

The block is less than 24 meters from the Clearwater Court development which has been granted permitted development to flats. The sloping nature of the site would mean that the proposed new block would be significantly overlooked by the existing block on the eastern side, significantly impacting the amenity and privacy of the future residents.

<u>CCWNP Policy CCW5: Design of Development</u>

The proposal is also contrary to the Caterham, Chaldon & Whyteleafe Neighbourhood Plan, Policy CCW5: Design of Development which says:

Development proposals, which integrate well with their surroundings, meet the needs of residents and minimise the impact on the local environment will be supported where they demonstrate a high quality of design, by:

d. Providing off-road parking in accordance with the adopted Tandridge Parking Standards (2012).
e. Not adversely affecting vehicular and pedestrian safety due to traffic generation, access and parking design.
Refuse Collection
This Council continues to have concerns about the collection of refuse.
Surrey County Council
Surrey County Council previously recommended that conditions be imposed should this application be approved and the Parish Council would fully support them in this instance too.
This application is inappropriate at this site and Caterham Valley Parish Council request it be refused.

4.7 TA/2023/93/NH
Erection of additional storey
Tree Tops, Tupwood Lane, Caterham CR3 6ET *Case Officer: Paul Batchelor*
Comment: The Parish Councillors made no comment.

4.8 TA/2023/83
Demolition of existing buildings and erection of three dwellings with associated access (Outline)
1 Loxford Road, Caterham CR3 6BH *Case Officer: Hanah Middleton*
Comment: The Parish Councillors object to this application

- **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 Road – 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 was dismissed. Application 2021/2045 for the demolition of existing buildings and erection of two replacement dwellings with associated access, parking and landscaping (Outline for Access only) has been granted. This is a third application on this site, this time for 3 houses.**
- **Any development should respect and contribute to the distinctive character, appearance and amenity of the area. The character of Loxford Road as mainly detached dwellings set within reasonable sized plots. The Harestone Design Guide references that 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' with 'gaps in between houses generally contain planting'.**
- **The development will result in overlooking and lack of privacy,**
- **The Parish Council would like confirmation that the development will not result in damage or loss to the mature hedges and trees on the boundaries, which neighbours rely on for privacy and which is also valued for the bio-diversity it brings to their gardens.**
- **Houses should be street facing**
- **Previously, neighbours were not reassured that drainage would 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 Road. This needs to be carefully considered.**
- **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 residents on the previous application.**
- **The Proposal for a pair of semi-detached properties is also unacceptable.**

4.9 TA/2023/95/NC

To convert the building into 3 residential units comprising 1x 1-bed flat and 2x 2-bed flats.
2 Timber Hill Road, Caterham CR3 6LD *Case Officer: Cindy Blythe*

Comment: The Parish Councillors object to this application although agree it is better to utilise the building than leave it empty. However, the conversion of the building into 1 x 2-bed flat and 2 x 2-bed flats will be a cramped and substandard living environment for future occupiers, regardless of the fact that they meet the Government Technical Housing Standard for 1 and 2-bed apartments. It still is unable to demonstrate that it can successfully overcome overlooking or minimal privacy.

The supporting statement says that each habitable room will have a window that allows for sufficient natural light into the proposed dwelling but gives no details of the actual light capacity.

The internal living space contravenes DP7 of the TDC Local Plan; Safeguarding Amenity by reason of poor internal living conditions, lack of privacy and poor/no outlook for future residents.

- **Fenestration along the boundary with 4 Timber Hill Road is set c.1.5m above ground level and extends to the roof. The windows are currently single-glazed obscure glass. If they were to be replaced with clear glass there will be issues with overlooking from No 4 Timber Hill.(ref fig 1)**
- **The fenestration adjacent to Timber Hill Lane does not extend so high and again will have to be obscured for privacy (fig 2)**
- **Off road area available for parking but dimensions are not available. Area would not appear large enough to meet required parking standards for 2 x 1 bed flats and 1 x 2 bed flat. 1.5 spaces unallocated (preferred) or 2 spaces allocated Tandridge SPD 2012 (fig 3)**
- **Lack of information re fenestration and roof design and materials.**

More information required from developer regarding improvements to internal amenity of the 2-bedroom for future occupiers of the flat and details regards fenestration and roofing materials.

Below are photos used in the objection to the previous application and still applicable to this proposal.

Figure 1 below: view of side elevation with boundary to 4 Timber Hill Road

igure 2: View of side elevation with boundary of Timber Hill Lane

Figure 3: Current off-road parking availability at 2 Timber Hill

5. Appeal

TA/2022/98 - Appeal Reference APP/M3645/W/22/3309224

Hut 1, Harestone Drive, Caterham CR3 6YQ

Erection of two detached dwelling houses, with attached garages, associated parking and landscaping, accessed from a newly formed cul de sac extended north west from Planning Appeal Ref: APP/M3645/W/20/3256724

The Parish Councillors reiterate their previous comments as detailed below:

The Parish Councillors fully endorse the comments submitted by the residents in respect of this application. Their objection is representative of the way that all residents living around the development feel.

To understand the frustration and anger felt by the development, one only needs to read the adopted SPD for the site: The Marie Curie Concept Statement and look at the original planning approval 2014/384 and then see what overdevelopment the site has ended up with currently.

Regarding application 2014/384 and 2018/1580, there are enforcement issues which are still outstanding. Officer reports from the 2014/384 application confirm that the new apartment block was only approved if built in accordance with the approved plans to preserve the necessary openness and character of the site and retain the green space of the original ornamental garden which now forms part of this new application.

Regarding density the Parish Council would particularly emphasise the residents argument that there are already now 38 approved residential units on this site when with the adoption of the CCW NP only 32 should be supported.

For supporting evidence the resident quotes:

NPPF 2019, Paras 8,9,97,122 d), 127

Core strategy 2009: CSP18, 19, 21

Local Plan 2014 – 2029: DP7, DP9

Emerging Local Plan 2033: obj S07, 013 TLP 06, 18, 19, 30, 32, 35, 37.

CCW Neighbourhood Plan 2019 Objectives 1 and 3, CCW2, CCW3, CCW4, CCW5b and Design guidelines AECOM Feb2021 in particular pages 95-99 and the support this gives to why this application is important in the context of Area 07 Harestone Valley on page 95.

The Parish Council would also add that Harestone Drive is a small private road which emerges onto Harestone Valley Rd at a point where visibility is poor, and any increase in traffic exiting is increasingly likely to cause problems because of the excessive speed of traffic.

This is exacerbated as the residents of the apartments, although not car drivers, do drive various models of automated wheelchairs, and whilst they generally use the paths, some residents will try to cross over the road on the bend of Harestone Valley Road to use the pavement on the other side because the pavement is perceived to be slightly easier to manage with their vehicles.

Caterham Valley Parish Council recommends this application be refused. If Tandridge are minded to approve, the District Councillors will take to committee.

Meeting closed at 1920

The next planning meeting will be held on Wednesday 8th March 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