



(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 29<sup>th</sup> March 2023 at 6:30pm

Clr Jeremy Webster - Chairman  
Clr Annette Evans  
Mr Neil Farrance - Co-opted member

Mrs M Gibbins - Clerk & RFO

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## MINUTES

1. **Apologies for absence:**

Cllrs Alun Jones and Victor Emmanuel, 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 were none declared.

3. **Public session:** There were two members of the public present in respect of application TA/2023/208.

The Chairman thanked the residents for attending the meeting and for their comments and with the agreement of the committee brought application TA/2023/208 to the beginning of the agenda.

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

**4.1 TA/2023/39**

Erection of detached outbuilding (Certificate of Lawfulness for a Proposed Use or Development).

63 Dome Hill, Caterham CR3 6EF

*Case Officer: Gillian Fensome*

**Comment: The Parish Councillors leave to TDC Officers**

**4.2 TA/2023/110**

Proposed single storey rear extension, front extension and internal alterations

98 Croydon Road, Caterham CR3 6QD

*Case Officer: Gillian Fensome*

**Comment: The Parish Council objects to this application as it is out of character and keeping to the area, the proposal is too large for the plot and the extension will be highly visible and thus spoils the street scene.**

**4.3 TA/2021/351/Cond3**

Details pursuant to the discharge of Condition 12 (Fast Charge Socket) of planning permission ref: 2021/351 dated 18th June 2021 (Erection of a detached 4 bed dwelling to be located on land adjacent to 268 Croydon Road)

268 Croydon Road, Caterham CR3 6QJ

*Case Officer: Abinaya Munirathinam*

**Comment: The Parish Councillors leave to TDC Officers.**

#### 4.4 TA/2023/173

Demolition of existing buildings on site and the erection of a 2-storey retail unit (Use Class E), including refurbishment of existing office unit to provide a commercial unit at ground floor with a 2-bedroom residential dwelling above; alongside access, car parking and associated works.

381 Croydon Road, Caterham CR3 6PN

*Case Officer: Sean Scott*

**Comment:** Caterham Valley Parish Council supported the Planning Officer's refusal of application 2021/1800 and do not believe this re-application comes anywhere near addressing the concerns expressed about 2021/1800. We therefore reiterate our earlier concerns:

- The Parish Council believe it is essential to protect and develop Caterham Valley Town Centre and Local Centre Caterham-on-the Hill. Town Centres and High Street have been impacted across the UK as a result of COVID-19 pandemic and a number of well-known High Street names have been lost (notably Dorothy Perkins and TUI in Church Walk).
- The Design and Access Statement states that 'the proposed development is to provide both Caterham and Whyteleafe with a new bespoke ALDI food store to enable surrounding residents with greater retail choice and access to a local discounter'.
- This contradicts 5.37 Tandridge Retail and Leisure Study Update 'development that serves more than a local catchment area should be concentrated in Caterham Valley or Oxted town centres. The two main centres in the District (Caterham Valley and Oxted) have the best prospects for attracting investment, and should continue to be the main focus for future town centre uses, particularly comparison retail floorspace and restaurant uses (5.37 Tandridge Retail and Leisure Study Update Final Report, 2018).
- The proposed ALDI is 1.1 miles from Caterham Town Centre. The location is not part of a town centre, local centre or neighbourhood centre and it sits outside Caterham Valley Town Centre Boundary (Town & Local Centre Review 2018).
- Caterham has already attracted Lidl (still under construction at the former Rose & Young site) which is located within the Caterham Valley Town Centre boundary and therefore provides the local area with a discounter supermarket option.
- The location of development and the type of business is contradictory to the TDC Local Plan 2033 supporting Caterham Valley Town Centre and Caterham Local Centre.
- Policy TLP24 which seeks to protect the role of all identified retail centres and the significant role they play in ensuring our communities have access to retail shopping and leisure services to enhance their sustainability.
- Policy TLP28 to support and enhance the role of Caterham Valley Town Centre as a key service hub and Caterham on the Hill Local Centre, which supports wider regeneration for the District ii) Support the redevelopment of sites within the town centre boundary as set out on the Policies Map and those in the Caterham Town Masterplan.
- The Caterham Town Centre Masterplan SPD 2018 sets out a vision for the regeneration of the retail centres at Caterham Valley and Caterham-on-the-Hill.
- The provision of 50 new jobs is indeed a positive one, however the planning officer should consider the wider impact ALDI may have on surrounding businesses and the local town centre of Caterham Valley and Caterham on the Hill.
- The proposed ALDI development outside the Caterham Valley Town Centre boundary, has the potential to attract shoppers away from the existing supermarkets Morrisons, Waitrose and the future Lidl, with its 'me too' consumers goods under its Own Label. Reduced footfall in the town centre leads to reduced consumer spend in the town centre. This will result in job losses - weakening the Town Centre economy.

- The Portas Review (2011) highlighted the issue of reduced footfall in town centres, leading to weakened performance of nearby stores which leads to weakening of the surrounding area and increases the likelihood of further store closures (Portas Review 2011 citation Downward Spiral of Decline Department for Business, Innovation and Skills/Genecon and Partners (2011) Understanding High Street Performance. Citing Colliers International. Fewer businesses leads to fewer employment and therefore the net gains/losses to local employment need to be considered.
- The Local Data Company found that 15% of retail premises in Great Britain were vacant in the second half of 2020, up from 13% in the second half of 2019. This was the biggest rise in store vacancies since 2013.
- The Design and Access Statement says 'As a food store with predominantly own labelled brands ALDI would not compete directly with existing businesses. For instance, it does not have an instore butcher, fishmonger or café and does not sell cigarettes or tobacco products. This allows ALDI to complement other local business as customers often link trips with the ALDI store and other local shops to fulfil their shopping trips'.
- We do not agree that ALDI does not compete directly with existing businesses. ALDI is a supermarket; 'a supermarket is defined as a self-service shop offering a wide variety of food, beverages and household products, organized into sections'. By definition, ALDI is in competition locally with Morrison's, Waitrose & soon to be Lidl in the Town Centre, Tesco and COOP at Caterham on the Hill and Sainsbury's in Warlingham along with local convenience stores and independent food retailers.
- Projections, which include the new Lidl, suggest there is limited or no capacity for new convenience goods floorspace in Oxted and Caterham/Warlingham/Whyteleafe, because the growth in population / expenditure does not offset the current under-trading. The medium and high growth scenarios also indicate a negative or limited floorspace capacity up to 2033 in these areas. (3.41 Tandridge Retail and Leisure Study Update Final Report, 2018).

#### **TRAFFIC & PARKING**

- The proposed sales area is 1164.5 sq metres. There are a total of 64 car parking spaces. Tandridge District Parking Standards – SPD 2012; Food Retail (above 1000 sq metres) requires 1 car space per 14 sq metres. Based on this number the proposed development would require 83 parking spaces. This is a shortfall of 19 car parking spaces. The Car Park Management Plan says that 'staff car parking will be kept to a minimum, with efforts made via a staff Travel Plan to reduce the number of staff vehicles within the proposed car park'. It does not specify how many parking spaces have been allocated to staff and does not specify details for the staff Travel Plan.
- There are only 2 active EV charging points for 64 car parking spaces with 10 passive for future use. With the numbers of people now having electric or hybrid cars, we are unsure as to why all charging points would not be active.
- There will be a vastly increased number of traffic movements and the hazard of the manoeuvrability of articulated vehicles on a busy junction and opposite Marden Lodge Primary School.
- The site is opposite Marden Lodge Primary School, in 2016 there were 236 pupils at the school (OFSTED). It is a fair assumption that a number of children arrive and leave school by car. Parking pressures at drop-off and collection times will mean that that ALDI carpark will become an overflow parking area for the school increasing parking pressure on an already inadequate site. To alleviate this, should this proposal be granted permission, it is important that ALDI do not restrict parents parking in the car park at drop off and pick up times. This also should not involve any charge to the cars that do this.

- Deliveries should be out of peak-time hours and at reasonable hours during the day i.e. not before 8am and no later than 8pm so that it has less noise impact on the local residents, but not at school pick up and drop off times.
- The proposed development changes this site from a business that supplied high value goods (cars) and low footfall and low vehicular movements, with one that is low value commodity goods, high footfall and high vehicular movements on to the busy Croydon Road.
- We note with concern that ALDI is not prepared to adapt its business model to fit the particular circumstances of its proposed location. This is, at peak traffic times and at school opening and closing times, a highly congested area. It is easy to envisage queues of traffic building up on the A22 at these times.
- The site is located 0.2 miles from the junction of Wapses Lodge Roundabout on the A22. The A22 is an artery road connecting the M25 into London. Increased vehicular movements in and out of the ALDI carpark and queuing at peak times have the potential to disrupt traffic movement on and off the roads radiating off the Wapses Lodge roundabout. DP5 Highway Safety & Design
- The Parish Council still have reservations about the space for deliveries lorries to manoeuvre on site to avoid having to reverse on to the Croydon Road. All deliveries need to take place out of peak time hours and not too early.
- The Parish notes that ALDI propose quite complicated manoeuvring for delivery vehicles on site. The Parish is concerned that, in reality, these internal manoeuvrings will not be as effective or as safe as the applicant's agents presume.

CCWNP POLICY CCW5 states that development proposals must integrate well within their surroundings and that off road parking standards must be in accordance with the TDC Parking Standards and not adversely affect vehicular and pedestrian safety. The revised Planning Application from ALDI does not meet these policy requirements.

#### **PUBLIC FEEDBACK**

The Parish notes the Comments of parties in favour of this development on the TDC Website. There is no record or where these applicants live and there is an inaccuracy which overstates the size of the Local Population. We therefore do not regard these as examples of feedback which should outweigh serious planning policy considerations.

#### **FLOODING**

ALDI's agents stated at an earlier consultation with the Parish that their development would deal with the water that originated on their site. The Parish points out that excess surface water is present on this stretch of Godstone Road, Stafford Road and on the A22 even at times of moderate rainfall. Pools of water are also in evidence around Wapses Lodge roundabout. Maps are available which shows the proximity of underground watercourses close to the site. The Parish would like to see more evidence from the Flood Authority and from ALDI that their development will not exacerbate problems already evident to local residents.

The Parish Council is not, in principle, against ALDI however the site proposed is challenging at this site for the reasons listed above.

Should the TDC Officer be minded to approve the application Cllr Jenny Gaffney will take to committee.

#### **4.5 TA/2023/203**

Erection of single storey rear and side extension, new roof to existing garage and proposed hardstanding to create 2 parking spaces adjacent to Stafford Road.

176 Stafford Road, Caterham CR3 6JF

*Case Officer: Gillian Fensome*

**Comment:** The Parish Councillors were pleased to see this property being improved and leave to TDC Officers.

#### 4.6 TA/2022/1637

Erection of single storey side extension with balcony over.  
15 Crescent Road, Caterham CR3 6LE

*Case Officer: Gillian Fensome*

**Comment: The Parish Councillors leave to TDC Officer**

#### 4.7 TA/2022/748

Retention of existing replacement entrance portico to be finished painted (Retrospective).  
(Amended Plans)

130 Harestone Valley Road, Caterham CR3 6HG

*Case Officer: Tracey Williams*

**Comment: The Council objects to this application and supports the Officers reason for refusal. The portico is much larger than what was agreed and is not characteristic of the area. The houses referenced in the planning statement had portico additions that were approved under their planning permissions and are in no way similar in style or size to what has been created at 130 Harestone Valley Road. While a portico was on the drawings, the actual size, scale and design on the plans are in no way reflected to the reality of what has been created. The Parish Council is aware that this development is under appeal and that the neighbours' concerns have not been taken into account and request that the neighbours objections are considered. The Parish Council has concern that this applicant has a record of not abiding by the plans submitted.**

#### 4.8 TA/2023/208

Demolition of existing dwelling. Erection of replacement 4 bedroom dwelling with integral garage and associated landscaping

45 Harestone Valley Road, Caterham CR3 6HN

*Case Officer: Hannah Middleton*

**Comment: The Parish Council objects to this application for the following reasons:**

- **Out of character for this location**
- **Being out of rhythm with the current street scene of low level bungalows both in Harestone Valley Rd and Colburn Avenue**
- **Building is on a raised area of land and will impact greatly on neighbouring properties.**
- **DP7 and DP8 - the proposal does not integrate with the surroundings and is not in keeping with the prevailing street scape**
- **CSP 18 - Concerns with overlooking particularly for bungalow behind on Colburn Avenue.**
- **Harestone Design Guide L4 and L1.**
- **CCW5 - Design of Development of the Caterham Chaldon and Whyteleafe Neighbourhood Plan (CCWNP)**
- **CCW4 - Character of Development of the CCWNP.**
- **CCWNP 07 - This application is in Character Area 07 of the Caterham, Chaldon and Whyteleafe Neighbourhood Plan. The Planning Officer should note that "Design Proposals should be in keeping with existing size, scale, height of existing dwellings". This application does not do this.**

**If the TDC Officer is minded to approve the application, District Cllr Annette Evans will take to committee.**

#### 4.9 TA/2023/254

Erection of two-storey front and rear extensions, and associated improvement works.

81 Tupwood Lane, Caterham CR3 6DD

*Case Officer: Tracey Williams*

**Comment: The Parish Councillors are pleased to observe that the owners are improving the property and leave to TDC Officers.**

**4.10TA/2023/265**

Erection of a single storey rear extension with flat roof parapet and construction of new patio.

12 Dome Hill Peak, Caterham CR3 6FH

*Case Officer: Tracey Williams*

**Comment: The Parish Councillors leave to TDC Officers.**

**5. Appeal**

**SITE 381 Croydon Road**, Caterham, Surrey, CR3 6PN APPLICATION TA/2021/1800 APPEAL  
REF APP/M3645/W/22/3313605

**The Council noted the appeal.**

**The meeting closed at 1905**

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**The next planning meeting will be held on Wednesday 19<sup>th</sup> April 2023**

Copies of Parish Council minutes are held by the Clerk and are available on the Parish Council  
web-site: [www.caterhamvalleypc.org.uk](http://www.caterhamvalleypc.org.uk) Mrs M Gibbins, Parish Clerk, Tel: 07510 226989

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