



(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 2nd August 2023 at 6:30pm

Cllr Jeremy Webster – Chairman
Cllr Annette Evans
Cllr Alun Jones
District Cllr Jenny Gaffney – Co-opted member
Mr Neil Farrance – Co-opted member

Mrs M Gibbins - Clerk & RFO

MINUTES

1. **Apologies for absence:**
Cllr 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 disclosed.
3. **Public session:** There was one member of the public in attendance to observe the meeting.
4. **To consider and make comment on the following Planning Applications:**
 - 4.1 **TA/2023/781**
The change of use from offices (class B1) to residential two bedroom house (class C3) plus internal changes
5 Church Walk, Caterham CR3 6RT *Case Officer: Paul Batchelor*
Comment: The Parish Councillors have no objection to change of use however raise the following comments:
 - There is no parking with this proposal.
 - The previous occupant complained of a lack of parking. Surely it is harder for a resident to park long-term than an office employee
 - The cumulative effect of applications such as this only serves to exacerbate the existing parking problems in Caterham.
 - There is no allocation for refuse bins storage.
 - There is no amenity space.
 - The upstairs plans with restricted natural light is not suitable for habitable living.
 - We would prefer to see the property revert to a garage on the ground floor and a one bed flat on the upper floor.
 - Disingenuous to say that there is a car park less than 50 metres away – Morrisons is 3 hours and no return for 2 hours and Waitrose is 1½ hours. On street parking is 1 free hour on a meter with no return for 3 hours.

- Bus services are being cut back and there is only one bus to Redhill with problems getting to East Surrey hospital by bus in the evening.
- Rail services in some cases are overcrowded often as the services continue to be cut. There used to have 4 trains an hour to Victoria and London Bridge. Now it's just two to London Bridge.
- It is possible to go into Purley, Croydon or London but more difficult to go South or into the other home counties without a car.
- Car ownership, according to the 2021 census, is high in this area.
- This is a two-bedroom property and the Tandridge parking standards should apply.

4.2 TA/2023/786

Erection of single storey rear extension full house width and 3m deep to replace the existing single storey rear extension. (Certificate of Lawfulness for a Proposed use of Development).
35 Markfield Road, Caterham CR3 6RP *Case Officer: Graham Parkinson*

Comment: The Parish Councillors leave to TDC Officers.

4.3 TA/2023/525

Formation of dropped kerb.

40 Tillingdown Hill, Caterham CR3 6QL

Case Officer: Cindy Blythe

Comment: The Parish Councillors leave to TDC Officers as it takes a car off the street.

4.4 TA/2023/804

Replacement and extension of flue

62 Croydon Road, Caterham CR3 6QB

Case Officer: Joss Miller

Comment: The Councillors require clarification from the Case Officer to confirm the correct address for this application

4.5 TA/2023/696

Excavation of land to front elevation and erection of retaining walls in association with formation of driveway with railings.

77 Beechwood Road, Caterham CR3 6NF

Case Officer: Lydia Hemsley

Comment: The Parish Councillors leave to TDC Officers

4.6 TA/2023/841

Demolition of existing roof. Erection of new roof, roof lights and new windows (To match existing windows). Installation of Juliet balcony, erection of single storey side extension.

42 Markville Gardens, Caterham CR3 6RJ

Case Officer : Lydia Hemsley

Comment: The Parish Councillors leave to TDC Officers

4.7 TA/2023/624

Erection of rear conservatory over concrete supports and external lift for access (for disabled access).

59 Crescent Road, Caterham CR3 6LH

Case Officer: Lydia Hemsley

Comment: The Parish Councillors leave to TDC Officers

The meeting closed at: 1846

The next planning meeting will be held on Wednesday 23rd August 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