(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 14th February 2024 at 6:30pm

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

Mrs M Gibbins - Clerk & RFO

M I N U T E S

1. **Apologies for absence:**
District Cllr Jenny Gaffney

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 4 members of the public in attendance. Two members were speaking regarding a potential meeting hall in Lonsdon Way. The other two members were regarding application TA/2023/1328. The Chairman thanked the residents for attending. With the agreement of the Committee application TA/2023/1328 was brought to the beginning of the agenda.

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

4.1 TA/2023/1482
Hip to gable loft conversion with erection of rear dormer. Installation of velux window on front roof
1 Priory Mews, Caterham CR3 6FP *Case Officer: Peter Lee*
Comment: The Councillors leave to TDC Officers.

4.2 TA/2024/18
Erection of Outbuilding in garden. (Application for a Lawful Development Certificate for a Proposed Use)
39a Crescent Road, Caterham CR3 6LE *Case Officer: Tracey Williams*
Comment: The Councillors note that this was refused by the Planning Officer on 8th February 2024 as Full Planning Permission is required.

4.3 TA/2023/1328
Erection of 5 bedroom single family dwelling
Plot of Land, Harestone Valley Road, Caterham *Case Officer: Paul Batchelor*
Comment: There is nothing to commend this application and Caterham Valley Parish Council objects to this application for the following reasons:

- **It's in an Area of Great Landscape Value (AGLV). The Surrey Hills AONB Planning Adviser has recommended refused based on this designation saying' This principle of a dwelling in this unspoilt woodland location in the AGLV and proposed design are so contrary to AGLV and Green Belt policies that are not addressed in the submission, I do not need to elaborate upon my protected landscape concerns. I consider that the proposed house and garden would seriously harm this attractive woodland landscape. Consequently, I recommend that an AGLV reason for refusal would be wholly justified.'**
- **Following the recent Area of Outstanding Natural Beauty (AONB) review, the site is also put forward for this designation too.**
- **There are no special circumstances that would permit development of the site**
- **The road plans are disingenuous as you expect there are adequate roads to transport building materials. However, the three access paths are narrow footpaths and bridleways.**

- **The neighbouring houses maintain the main path which would be damaged by construction traffic entering and leaving the site. Should this application be approved, the path would have to be reinstated.**
- **The comments in the Design and Access statement that no trees will be removed cannot be true as the whole site has trees – see pictures of trees and paths leading to the site.**

- **The paths are public rights of way. Surrey County Council, as part of their '*New buildings and public rights of ways*' say**
  'Rights of way are an important factor when considering any building work. Any work should not pose a hazard to path users or reduce the width of path that had been previously available. Planning consent does not authorise use of a public footpath or bridleway for vehicular access. It is a criminal offence to drive a vehicle over a public footpath or bridleway without a private vehicular right of access or easement, or the permission of the landowner over which the public right of way runs.
  If your existing access runs over a public right of way and the proposed development would materially increase traffic, you should check with your solicitor that you would not be exceeding your rights. This will be a material planning consideration.
  If you intend to improve the surface as part of the development, in addition to planning consent you will need our consent to ensure that the new surface will be suitable for the public right of way.
  If you intend to create a new access over a public right of way, you must first obtain consent from the owner of the land over which the path runs and check with us as we also have an interest in the surface of the route.'
- **Surrey County Council objects because the Surface Water Drainage Scheme does not meet the requirements of the NPPF and have suggested conditions that the design must satisfy SuDS Hierarchy and be compliant. This information must be provided before any permission is granted.**
- **It is development in wooded hillside.**
- **Scale and massing of the property is not in keeping with the surrounding properties.**
- **Ecology – decision cannot be made as the survey was undertaken at a dormant time of year.**
- **There are quite a few objections from neighbours and these must be considered in determining the application.**
- **This site is not suitable for this proposal and Caterham Valley Parish Council request that this application be refused.**

Should the Officer be minded to approve the application District Cllr Annettee Evans will take the application to Committee.

4.4 TA/2024/30
Installation of 2x Welcome Vinyls, 4x Internally Illuminated Sign cases & 2 sets of acrylic letter signs.
381 Croydon Road, Caterham CR3 6PN *Case Officer: Hannah Middleton*
Comment: The Councillors leave to TDC Officers.

4.5 TA/2023/1490
The demolition of existing flats to construct 4no. one bedroom flats and 6no. three bedroom houses with associated parking and amenity space.
Pelham House, 54 Harestone Valley Road, Caterham CR3 6HE *Case Officer: Paul Batchelor*

Comment: The Council considers the current building does not meet the needs of residents and is outdated. The current residents are being kept updated by TDC and will be moved to meet their needs (some are going to the new Bronzeoak development in Stafford Road). This proposal makes way for a brand new updated development. Totalling the number of people in the houses and flats, there could be up to 48 (although this will obviously include children).

Tree and bush cover between the proposal and neighbouring properties needs to be maintained.
Residents' concerns regarding the instability of the ground needs to be considered.
The comments of neighbour's to be taken into consideration

4.6 TA/2024/87
Erection of a single storey side, front and rear extension and installation of a disabled access ramp.
282 Croydon Road, Caterham CR3 6QH *Case Officer: Ian Harrison*
Comment: The Councillors leave to TDC Officers.

4.7 TA/2024/26
Variation of Condition 2 (Drawings) of planning permission ref: 2022/1489 (Erection of a single building containing 2 x 2-bedroom apartments). Rationalisation of design following working drawing package resulting in minor reposition and slightly reduced massing.
The Gardens, Church Hill, Caterham CR3 6FR *Case Officer: Hannah Middleton*
Comment: The Councillors leave to TDC Officers

The meeting closed at 19:01

The next planning meeting will be held on Wednesday 6th March 2024
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