(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 27th March 2024 at 6:30pm

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

Mrs M Gibbins - Clerk & RFO

MINUTES

1. **Apologies for absence:**
There were no apologies for absence

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 was one member of the public in attendance regarding application TA/2024/174. The councillors listened to the concerns of the resident. Garage nearer to road and neighbouring property, have to reverse out of drive,

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

4.1 TA/2024/174

Erection of new four bedroom detached residential dwelling.
Land Adjacent to Pilgrims Corner, Gravelly Hill, Caterham CR3 6ES
Case Officer: Paul Batchelor

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

- **This application is totally inappropriate at this site and we do not believe that the Planning Officer's reasons for refusal to 2023/232 have been mitigated https://plandocs.tandridge.gov.uk/civica/Resource/Civica/Handler.ashx/Doc/pagestream?cd=inline&pdf=true&docno=25056797.**
- **The Caterham Valley Planning Committee request that the AONB Planning Advisor should be consulted.**
- **This is an Area of Outstanding Natural Beauty (AONB) and this application contravenes Policies DP10 and DP13. Given the site position in the AONB, the proposed dwelling looks cramped so it would fail to conserve and enhance the landscape.**

- **On the previous application 2023/232, the AONB Officer commented https://plandocs.tandridge.gov.uk/civica/Resource/Civica/Handler.ashx/Doc/pagestream?cd=inline&pdf=true&docno=25040287 and we do not believe all the issues raised have been mitigated.**
- **The proposal does not contribute to the distinctive character, appearance and amenity of the area in which it is located and there are no indications as to how landscaping will enhance the appearance, character and amenity of the site – Policy DP7. A clear landscaping plan and planting plan is required.**
- **An Environmental Impact Statement has not been provided and needs to be submitted.**
- **It is unclear how and where materials will be disposed of or how the construction traffic will be managed as it cannot impede traffic on the dangerous narrow road.**
- **Surrey Highways have expressed concerns and we concur with them.**
- **The Lead Recycling and Waste Officer, Waste Management and Enforcement had comments which need to be addressed.**
- **Neighbours' comments need to be given significant consideration.**

Given the AONB status of the land, and that the proposal is in the Green Belt, if the Officer is minded to approve this application, the District Councillor Annette Evans will take it to committee.

4.2 TA/2024/218/NC

Change of use from Class E (Commercial Business and Service) to Class C3 (Dwellinghouses) to form two self-contained flats. (Prior Approval Schedule 2, Part 3, Class MA)

1 to 3 Croydon Road, Caterham CR3 6PA *Case Officer: Paul Batchelor*

Comment: The Parish Council objects to this application for the following reasons: While we know this application is for a change of use, the lack of parking is an issue for this Council and local residents.

- **This site is Primary Frontage as detailed in the TDC Retail Study Evidence Paper ... A study of town centre designations and local centre boundaries based on retailing composition (November 2012).**
- **Concern that a significant office space in the centre of Caterham Town is to be changed to residential, particularly that part of the ground floor commercial space is being removed for bin and cycle stores which is a potential issue for anyone wanting to rent a larger ground floor space. Also where would the bin and cycle store for a potential commercial unit go?**
- **Policy DP7 of the Local Plan Part 2 – Detailed Policies (2014) sets out those matters that need to be effectively addressed in order for planning permission to be granted. This includes the following:**
  - **Parking: The proposal has regard to the adopted Parking Standards SPD (2012) or successor documents; maintains existing off-street parking spaces (including garages) where they are considered necessary to serve the existing buildings or use; and does not result in additional on-street parking where this would cause congestion or harm to amenity or highway safety.**
  - **TDC Parking Standards 2012 state that there should be 1½ spaces unallocated or 2 space allocated. The 2021 census said car ownership per household in Caterham was as follows: Caterham Valley Car or van availability 2021 Census 1 car or van in household 44.2% 2 cars or vans in household 28.1% 3 or more cars or vans in household 9.3%**
  - **The 2021 census clarifies that over 72% of Caterham residents have at least one car. Retirement homes are likely to factor in the 30% that would not have cars. Therefore, adequate parking is important.**

- **The bus service is inadequate as you cannot get very far after 6pm in the evening and trains only run every half hour to East Croydon and London Bridge. Many people in this area travel for work and many require cars to do so and you cannot go South i.e. Redhill (East Surrey Hospital), or Reigate, easily. 2**
- **One of the reasons for refusal for application 2019/263 at 1 Godstone Road, CR3 6RE was that 'The application proposes no allocated car parking. The lack of onsite parking provision would be likely to result in the displacement of parking into the surrounding residential roads, which would lead to an unsatisfactory living environment for future occupiers. The proposal does not accord with the Tandridge Parking Standards Supplementary Planning Document 2012 and Policy DP5 of the Tandridge Local Plan Part 2: Detailed policies 2014.' The same applies in this instance.**
- **Contrary to POLICY CCW5: DESIGN OF DEVELOPMENT of the Caterham, Chaldon & Whyteleafe Neighbourhood Plan which states '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:**

b. Incorporating as appropriate, the guidance contained within the Caterham, Chaldon and Whyteleafe Neighbourhood Plan Design Guidelines, and adopted supplementary planning documents and the Caterham Valley and Hill Town Design Statement.

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.'

- **House Martins roost in the eves at this location every year – what mitigation measures are being done to ensure their safety.**

4.3 TA/2024/249

Two storey side extension and porch extension and erection of a new single storey double garage at the front near the road side entrance.

185 Stafford Road, Caterham CR3 6JL *Case Officer: Adam Halpin*

Comment: Leave to Officer with a request to make sure that the neighbours are not overlooked and consideration for how materials will be delivered and removed from site, so that Stafford Road is not obstructed.

4.4 TA/2023/1461

Change of use of first and second floors to form one flat, insertion of rooflights to front and formation of dormer to rear, insertion of door at side and formation/re-instatement of windows to front and rear.

1 Godstone Road, Caterham CR3 6RE *Case Officer: Ian Harrison*

Comment: Leave to Officer but prior to any decision being made, the lack of parking provision needs to be considered.

4.5 TA/2024/233

Demolition of existing garage. Erection of two storey side extension, alterations to existing roof, enlargement of existing front dormer, erection of rear dormer, external alterations and fenestration changes. Relocation of vehicular crossover and erection of car port.

Rosecroft, 12 Weald Way, Caterham CE3 6EG *Case Officer: Hannah Middleton*

Comment: The Parish Councillors leave to TDC Officers

4.6 TA/2024/241

Erection of meeting hall with associated works.
Land at Longsdon Way, Caterham CR3 6BN *Case Officer: Paul Batchelor*
Comment: The Parish Councillors leave to TDC Officers with consideration for neighbours comments.

4.7 TA/2024/280/TPO

Please refer to photos provided.
G1) - 3x mature Beech trees that have overgrown and need a reduction by 3-4M.
Greenways, 121 Harestone Hill, Caterham CR3 6DL *Case Officer: Alastair Durkin*
Comment: The Parish Councillors leave to TDC Arboriculturist.

The meeting closed at 7pm

The next planning meeting will be held on Wednesday 17th April 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