(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 12th March 2025 at 6:30pm

Cllr Jenny Gaffney – Chair
Cllr Annette Evans
Cllr Robin Spencer – arrived at 1838 and apologised for being late
Cllr Tony Pearce
Mr Neil Farrance – co-opted member
Mr Peter Brent - co-opted member

Mrs M Gibbins - Clerk & RFO

M I N U T E S

1. **Apologies for absence:**
There were none received.

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 no members of the public in attendance.

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

4.1 TA/2025/148
Construction of a detached garage. Installation of solar panels mounted to the pitched roof rear slope of detached garage. Landscaping works including raised decking, balcony and steps.
1 Commonwealth Road, Caterham CR3 6LX *Case Officer: John Robinson*
Comment: There are double yellow lines there so TDC Officer needs to make sure the access is safe. Also, any construction traffic should not be parked on the road for any length of time as it's a narrow road and well used, and the property is on a bend.

4.2 TA/2025/117
Erection of two storey rear extension, loft conversion with rear pitched roof dormers and roof lights to front elevation. Front porch extension, single storey flat roofed storage link between house & existing garage.
20 Eothen Close, Caterham CR3 6JU *Case Officer: Samuel Odell*
Comment: Leave to TDC Officer

4.3 TA/2025/88
Extension of the existing patio. Demolishing the current steps and changing the position of the steps to the lawn in front of the garden room/shed. Erection of a balustrade fence.
2 The Crescent, Bradenhurst Close, Caterham CR3 6FG *Case Officer: Samuel Odell*
Comment: Leave to TDC Officer

4.4 TA/2024/1372
Demolition of garage and rear conservatory and erection of two-storey side addition
55 Dome Hill, Caterham CR3 6EF *Case Officer: John Robinson*
Comment: Leave to TDC Officer with consideration that the previous reasons for refusal have been mitigated.

4.5 TA/2019/1075/Cond10
Details pursuant to Condition 18 (Verification Report) and condition 19iii (Geo-Environmental and Environmental Completion Report) and condition 20 (Remediation Strategy) and condition 21(Monitoring and Maintenance Plan) of planning permission ref: 2019/1075 dated 20 December 2019. Erection of two x five storey linked blocks of 26 flats comprising 12 two-bed general needs flats and 14 sheltered housing one-bed flats for older people with associated communal lounge, staff office and 27 car parking spaces and associated hard and soft landscaping
Former Bronzeoak House, Stafford Road, Caterham CR3 6JG *Case Officer: James Kidger*
Comment: Leave to TDC Officer

4.6 TA/2025/110
Erection of single storey rear extension, changes to windows/doors, internal alterations plus new flue for log burning stove plus removal of existing chimney.
High Beeches, Tupwood Scrubbs Road, Caterham CR3 6TH *Case Officer: Tianjiao Ma*
Comment: Leave to TDC Officer but bear in mind that the building is listed.

4.7 TA/2025/130
Erection of single storey rear extension, changes to windows/doors, internal alterations plus new flue for log burning stove plus removal of existing chimney (Listed Building Consent)
High Beeches, Tupwood Scrubbs Road, Caterham CR3 6TH *Case Officer: Tianjiao Ma*
Comment: Leave to Listed Buildings Officer

4.8 TA/2024/977/Cond1
Details pursuant to the discharge of Condition 5 (Movement of materials) of planning permission ref: 2024/977 dated 17th January 2024 (Excavation works to convert front garden into hard standing for car parking area together with the erection of a dwarf wall).
81 Beechwood Road, Caterham, CR3 6NF *Case Officer: Samuel Odell*
Comment: There has been no communication with the neighbours to date about any of the applications that have so far been submitted by the applicant. This is a residential road where parking is at a premium so disruption must be kept to a minimum and for a minimum period of time. Residents must be informed of any suspension of parking with adequate notice and none of the driveways should be blocked by construction vehicles. No more than one parking space should be taken for skips/materials and courtesy would expect that residents be informed of excess noise, particularly as many people work from home.

Meeting closed at 18:50