(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 23rd April 2025 at 6:30pm

Cllr Annette Evans - Chair
Cllr Tony Pearce
Mr Neil Farrance – Co-opted member

Mrs M Gibbins - Clerk & RFO

M I N U T E S

1. **Apologies for absence:**
Cllrs Jenny Gaffney, Robin Spencer 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 declared.

3. **Public session:** One member of the public attended regarding TA/2025/285. The Chairman thanked the resident for attending the meeting and highlighting their concerns.

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

4.1 TA/2025/80
Creation of charging zone, erection of Electric Vehicle chargers, sub-station enclosure, Low Voltage panel, meter cabinet and associated works.
28 Church Walk, Caterham CR3 6RT *Case Officer: John Robinson*
Comment: Whilst the restrictive covenant has now expired, we would urge the landlord to continue to let this area of the car park be used for the businesses of Caterham. As for the actual car charging area, leave to officer. Not happy about location or loss of parking spaces. There are now details of a parking survey, but still no more information on whether the free spaces previously here could be replicated elsewhere, or whether perhaps the number of business parking permits could be increased to help other businesses. There does not appear to be any reference as to whether the proposal would include having the gate in this area open when the supermarket was closed, to facilitate 24 hour use as these charging points with access to them in the evenings would be of benefit to the town in the future.

4.2 TA/2025/285
Erection of ground floor rear extension.
5 Dome Hill Peak, Caterham CR3 6EH *Case Officer: Samuel Odell*
Comment: Leave to TDC Officer but be mindful of greenbelt land and light pollution to the woodland.

4.3 TA/2024/1303

New double doors from master bedroom onto garden for safe fire exit. (Retrospective)

2 Whyteleafe Court, Burntwood Close, Caterham CR3 6TE *Case Officer: Samuel Odell*

Comment: - Leave to TDC Officer, noting that the Council are not keen on retrospective applications.

4.4 TA/2024/1009

Proposed additional storey to provide additional office accommodation. Development to incorporate new external staircase to rear. (Outline application for Access, Appearance, Layout and Scale)

6 Croydon Road, Caterham CR3 6QB *Case Officer: Paul Batchelor*

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

- **The height of the proposal would block light into habitable space above 10 Croydon Road as there is a window into habitable space on the south-eastern elevation of that property (Casa Lola restaurant).**
- **The property at number 8 Croydon Road will be completely dwarfed on both sides by this proposal.**
- **The addition of the 2nd floor would be out of keeping with the character of the building, and neighbouring buildings with the different roof levels, and the surrounding area.**
- **This proposal is contrary to policy CSP 18 of the TDC Core Strategy 2008 which states that 'Development must not significantly harm the amenities of the occupiers of neighbouring properties by reason of overlooking, overshadowing, visual intrusion, noise, traffic and any other adverse effect.'**
- **This proposal is contrary to Policy DP7 of the Tandridge Local Plan Part 2: Detailed Policies 2014 – 2029 with regard to Amenity in that the proposal harms the amenity of neighbouring properties by reason of pollution (noise, air or light), traffic, or other general disturbance and Privacy in that the proposal harms the amenities and privacy of occupiers of neighbouring properties (including their private amenity space) by reason of overlooking or its overshadowing or overbearing effect.**
- **This proposal is contrary to Policy CCW4 of the Caterham, Chaldon and Whyteleafe Neighbourhood Plan 2021.**

Caterham Valley Parish Council request this application be refused.

4.5 TA/2024/697/Cond3

Details pursuant to Condition 17 (CCTV) of planning permission ref: 2024/697 dated 14 January 2025. Change of use of Class E (retail units) to a mixed Class E (Restaurant) and Sui Generis takeaway use and associated external works (including, shop front alterations, plant and provision of motorcycle parking.) (Amended Supporting Statement and Noise Assessment received 01.08.24). (Updated Transport Statement and Updated Delivery Management Plan received 31.10.24). (Amended Transport Statement and Amended Delivery Management Plan received 6.12.24). (Amended Transport Statement and Amended Delivery Management Plan and Litter Management Plan received 16.12.24).

Croydon Road, Caterham CR3 6PB *Case Officer: Joss Miller*

Comment: Leave to TDC Officer

4.6 TA/2024/249/Cond1

Details pursuant to Condition 6 (Construction Transport Management Plan) and condition 7 (Retaining wall details) of planning permission ref: 2024/249 dated 29 April 2024. Erection of a two-storey side/front extension incorporating new porch and single storey rear extension, and construction of a new single storey double garage with flat roof at the front near the road side entrance."

185 Stafford Road, Caterham CR3 6JL *Case Officer: Lydia Hemsley*
Comment: Leave to TDC Officer

4.7 TA/2025/318/TPO
T2) - Yew - Reduce back lateral branches from the building giving a clearance of 3m.
Reduce back by 3m to give a finished length of 7m
T3-4) - Conifer - Reduce in height by 4m.
Reduce from a height of 24m to give a finished height of 20m
T5) - Mature Conifer - Reduce in height by 4m.
Reduce from a height of 26m to give a finished height of 20m
Chiltern Place, 96 Harestone Valley Road, Caterham CR3 6HZ *Case Officer: Alastair Durkin*
Comment: Leave to TDC Arboriculturist

Meeting closed at 18:55

The next planning meeting will be held at 7:30pm on Wednesday 14th May 2025
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