(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 6th August 2025 at 6:30pm

Cllr Annette Evans – Chairman
Cllr Tony Pearce
Mr Neil Farrance – Co-opted member
Mr Peter Brent – Co-opted member
Mr Martin Redman - Co-opted member

Mrs M Gibbins - Clerk & RFO

M I N U T E S

1. **Apologies for absence received from:**
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 no members of the public in attendance.

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

4.1 TA/2025/773/NH
The proposal is for rear infill extension which would extend beyond the rear wall of the original house by not more than 3.87 metres, for which the maximum height would be 3.0 metres, and for which the height of the eaves would be 2.80 metres (Notification of a Proposed Larger Home Extension in accordance with The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 1, Class A)
80 Farningham Road, Caterham CR3 6LJ *Case Officer: Tianjiao Ma*
Comment: Leave to TDC Officer

4.2 TA/2025/776
Demolition of garage and rear conservatory and erection of two-storey side/rear addition plus enlarged porch
55 Dome Hill, Caterham CR3 6EF *Case Officer: Janeske Delport*
Comment: Leave to Officer with the request to check that this current proposal does not make the extension over the 40% enlargement marker. The plot is large enough to take the extension.

4.3 TA/2025/513
Removal of an existing lean-to conservatory and erection of a single-storey rear extension with a pitched roof. The new extension will include bi-fold doors to the side.
127 Commonwealth Road, Caterham CR3 6LU *Case Officer: John Robinson*
Comment: Leave to TDC Officer

4.4 TA/2025/786
Small front single storey infill extension, front roof dormer extension with proposed new main entrance and access bridge from existing driveway as well as rear flat roof dormer extension to form loft conversion.
Wildbank, Gravelly Hill, Caterham CR3 6ES *Case Officer: John Robinson*
Comment: Leave to TDC Officer

4.5 TA/2025/876/TPO
1) - Yew - RHS of house Cut back from House and garage to give 1.5 metres clearance and reduce the northern aspect by up to 1 metre to balance and crown lift to provide 3 metres clearance from ground level 9x9 down to 7.5x9m works to clear buildings.
2 Tupwood Gardens, Caterham CR3 6EW *Case Officer: Alastair Durkin*
Comment: The Councillors leave to the TDC Tree Officer

5. APPEAL
Appeal Reference APP/M3645/X/25/3368647
Start Date: 18th July 2025
TA/2025/460
81 Beechwood Road, Caterham CR3 6NF
Erection of outbuilding. (Lawful Development Certificate for a Proposed Use or Development)
CVPC Response: Caterham Valley Parish Council has serious concerns about this application.

- **The proposal is disproportionate to the available space.**
- **There is no indication as to the height of the proposal.**
- **This proposal will remove all trees and shrubs along the fence line.**
- **There is a concern that the erection of this ancillary building will cause issues with the neighbouring boundary fences as the gap between the proposal and adjacent properties would be extremely narrow. The applicant should not be able to damage the boundary fencing of neighbouring properties.**
- **Is access to the rear of the garden then to be through the new ancillary building?**
- **Should the application be approved there needs to be a caveat that the garden building is for recreation / work purposes and not to form a habitable area. It cannot be sold separately to the main building.**
- **The applicant is obviously running a business from home.**
- **With the level of proposed development at this site, construction traffic needs to be a consideration as Beechwood Road is narrow, with parking is on both sides. Construction traffic cannot be permitted to inhibit the free flow of traffic along Beechwood Road.**
- **This is quite a large building in the garden which is in addition to the application for the extension on the house 2024/976 and excavation of front garden 2024/977.**

The Councillors noted the appeal

Meeting closed at: 18:35

The next planning meeting will be held at 6:30pm on Wednesday 27th August 2025