(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 16th July 2025 at 6:30pm

Cllr Jenny Gaffney – Chair
Cllr Annette Evans
Cllr Tony Pearce
Mr Neil Farrance – Co-opted member
Mr Martin Redman – 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.

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 two members of the public in attendance. One resident attended in respect of application TA/2025/539 and expressed concern regarding the number of windows overlooking the school field.

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

4.1 TA/2025/539
Variation of condition 2 (plans) of planning permission 2024/1191 (Erection of front extension to provide a porch and changes to front fenestration. Replacement of eyebrow dormer with pitched roof dormer, replacement of front flat roof to pitched and addition of small access balcony.
8 Dome Hill Peak, Caterham CR3 6EH *Case Officer: Samuel Odell*
Comment: Leave to TDC Officer but consideration must be given to neighbour's comments.

4.2 TA/2025/607
'H' mounted (between two posts)-TOTEM SIGN: Double faced (static internally illuminated) corporate logo sign, bakery & opening hours .
381 Croydon Road, Caterham CR3 6PN *Case Officer: Hannah Middleton*
Comment: Leave to TDC Officer with a comment that the works have already been done. It would have been good if Aldi had at least waited for the Officer to publish a determination.

4.3 TA/2025/616/NMA
Non Material Amendment to planning permission APP/M3645/W/22/3313605 dated 28.07.2023 (Demolition of existing buildings on site and the erection of a class e retail unit including refurbishment of existing office unit to provide a commercial unit at ground floor with residential dwelling above alongside access car parking and associated works) the proposed amendment seeks to alter the specification of tree to be planted and make adjustments to low level planting positioning [numbers of planting to remain as existing] within area of soft landscaping adjacent to bell mouth.
381 Croydon Road, Caterham CR3 6PN *Case Officer: Hannah Middleton*
Comment: Leave to TDC Officer

4.4 TA/2025/562
Conversion of detached garage into gym/study
High Beeches, Tupwood Scrubbs Road, Caterham CR3 6TH *Case Officer: Tianjiao Ma*
Comment: Leave to TDC Officer with a caveat that the building cannot be used as anything other than an ancillary building to the main house.

4.5 TA/2025/691
Conversion of detached garage into gym / study (Listed Building Consent)
High Beeches, Tupwood Scrubbs Road, Caterham CR3 6TH *Case Officer: Tianjiao Ma*
Comment: Leave to Officer with a caveat that the building cannot be used as anything other than an ancillary building to the main house.

4.6 TA/2024/26/Cond2
Details pursuant to Condition 3 (Materials), Condition 4 (Landscaping), Condition 5 (EVCP), Condition 6 (Cycle Storage) and Condition 9 (Renewables) of planning permission 2024/26 dated 20/03/2024 (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: Leave to TDC Officer

4.7 TA/2024/945/Cond1
Details pursuant to Condition 4 (Arboricultural Method Statement) of planning permission 2024/945 dated 17.12.2024 (Erection of first floor front, two-storey side and front dormer extensions. External and internal alterations. Demolition of existing garage and erection of new double garage. Associated landscaping)
Rosecroft, 12 Weald Way, Caterham CR3 6EG *Case Officer: John Robinson*
Comment: Leave to TDC Officer

4.8 TA/2025/785/TPO
Please refer to photos:
T1) - Sycamore tree, full reduction on by around 1-2M to keep the tree in shape
3 Priory Mews, Caterham CR3 6FP *Case Officer: Alastair Durkin*
Comment: Leave to TDC Tree Officer

Meeting closed at 18:48

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