(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 17th September 2025 at 6:30pm

Cllr Annette Evans – Chairman
Cllr Tony Pearce
Mr Peter Brent – Co-opted member

Mrs M Gibbins - Clerk & RFO

M I N U T E S

1. **Apologies for absence:**
Cllr Jenny Gaffney, Mr Neil Farrance and Mr Martin Redman

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 member of the public in attendance to observe the meeting.

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

4.1 TA/2025/676
Installation of garden pergola
St Benets, 5 Elgin Crescent, Caterham CR3 6ND *Case Officer: Samual Odell*
Comment: Councillors leave to TDC Officer.

4.2 TA/2025/867
Proposed single storey rear extension, 450mm high patio terrace, alterations to existing garage & wider crossover
The Chalet, 1 Woodland Way, Caterham CR3 6ER *Case Officer: Paul Batchelor*
Comment: Councillors leave to TDC Officer.

4.3 TA/2025/682
Erection of a shop front fascia sign above main entrance plus an internally illuminated projecting sign.
26/28 Godstone Road, Caterham CR3 6RA *Case Officer: Tianjiao Ma*
Comment: Councillors leave to TDC Officer. The Parish Council supports this new venture at this site.

4.4 TA/2025/657
Additional fencing around existing all weather pitch, to increase the overall height to 8m.
Caterham School, Harestone Valley Road, Caterham CR3 6YA *Case Officer: Samuel Odell*
Comment: Councillors leave to TDC Officer.

4.5 TA/2025/923

Variation of Condition 2 (approved plans) of planning permission 2023/606 dated 23.11.1013 (Erection of part single, part two-storey rear extension to provide an enlarged commercial area at ground floor level and enlarged residential living accommodation at the first-floor and roof level, with new roof over, dormers and associated internal alterations. (Amended Plans). The proposal seeks consent for amendments to the internal layout and to the external appearance of the building.

187a Croydon Road, Caterham CR3 6PH *Case Officer: Hannah Middleton*

Comment: Caterham Valley Parish Council responds to application 2025/923 as follows:

This has been built by a developer who has blatantly disregarded the condition and the original drawings.

Condition 2 of the application decision states

This decision refers to drawings numbered E00, E01, E02, E03, E04, P01 rev E, P02 rev E, P03 rev E, P04 rev E, P05 rev E, P06 rev E received on 15th November 2023. The development shall be carried out in accordance with these approved drawings. There shall be no variations from these approved drawings.

Reason: To ensure that the scheme proceeds as set out in the planning application and therefore remains in accordance with the Development Plan.

The Informative to Condition 2, to which this application refers says

Minor material amendments will require an application to vary condition 2 of this permission. Such an application would be made under the provisions of Section 73 of the Town and Country Planning Act 1990. Major material amendments will require a new planning application. You should discuss whether your material amendment is minor or major with the case officer.

This application is a retrospective application, which has only come about because the applicant was reported to Tandridge Enforcement department as they did not adhere to the original plans. The current application with amended plans is to now allow them to keep what they deliberately built.

The ground floor is supposed to be for office space. There appears to be nowhere to put signage for the business on the front of the building. The front appears to be more of a house than business entrance. The Parish Council has concerns that it is only a matter of time before the ground floor becomes residential. It is also likely that it will be turned into a house of multiple occupation as there are 4 buzzers on the door.

We are also very unhappy that part of the character of the building has been destroyed by the removal of the chimneys (situated on both sides of the roof), which were a feature of the property and not visible on other local properties. These should be reinstated.

We do not support this application and do not trust that this will be the end of the infringements to this application.

We request that this retrospective application be refused.

4.6 TA/2024/1351/Cond1
Details pursuant to Condition 3 (bat emergence surveys) of planning permission 2024/1351 dated 28/04/2025 (Ground floor rear extension and two-storey side extension, including associated roof alterations and the demolition of the existing side garage)
26 Colburn Avenue, Caterham CR3 6HU *Case Officer: Hannah Middleton*
Comment: Councillors leave to TDC Officer.

4.7 TA/2025/734
Erection of an internally illuminated shop fascia sign
16 Church Walk, Caterham CR3 6RT *Case Officer: Tianjiao Ma*
Comment: Councillors leave to TDC Officer.

4.8 TA/2025/978/TPO
01 - Various - Reduce height by 2m and crown lift over the footpath to 3m and cut back to barrier over the access road. 02 - 2 x Beech - Crown lift over the footpath to a height of 4m. 03 - Beech - Reduce the lateral over the road by 3 m. (From 8 m leaving a length of 5 m) 04 - Hazel and Hawthorn - Coppice at a height of 0.5m. 05 - Mixed hedge - Trim top as hard as possible and clients side.
9 St Mary's Mount, Caterham CR3 6SJ *Case Officer: Alastair Durkin*
Comment: Councillors leave to TDC Tree Officer.

4.9 TA/2025/970/TPO

T1) - Beech RHS of drive - Crown Reduction. Reducing the height and spread of the tree by up to 2 metres. All pruning cuts shall be made to suitable secondary growth points and shall maintain a stable platform for the expected regrowth 19x12m down to 17x10m

G2) - Beech group comprising of 3 trees front garden - Crown reduce to the previous crown reduction points removing approximately 2 metres. All pruning cuts shall be made to suitable secondary growth points and shall maintain a stable platform for the expected regrowth and shall not exceed beyond the previous crown reduction points. 19x10m down to 19x8m

140 Harestone Hill, Caterham CR3 6DH *Case Officer: Alastair Durkin*

Comment: Councillors leave to TDC Tree Officer.

Meeting closed at 18:45

The next planning meeting will be held at 6:30pm on Wednesday 8th October 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