(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 10th December 2025

Cllr Jenny Gaffney – Chair
Cllr Annette Evans
Mr Neil Farrance – Co-opted member

Mrs M Gibbins - Clerk & RFO

M I N U T E S

1. **Apologies for absence:**
Cllr Tony Pearce 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:** There were two members of the public in attendance, one to observe the meeting and the other in respect of 2 applications – TA/2025/1052 and TA/2025/776 the appeal.

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

4.1 TA/2025/1172
Variation of Condition 2 (Plans) of planning permission ref: 2023/955 (Demolition of a detached storage building and the erection of a pair of semi-detached dwellings (2 new dwellings)). Basement floor of proposed dwellings to be omitted: ground & first floor plans to be adjusted accordingly along with corresponding minor amendments to elevations. (Amended address)
64 Beechwood Road, Caterham CR3 6NB *Case Officer: Hannah Middleton*
Comment: Councillors leave to TDC Officer

4.2 TA/2025/1052
Removal of existing 2.2m high fence (concrete posts, and feather edge fence panels) and replacing it with 2.2m high masonry and metal fence (Retrospective).
286 Croydon Road, Caterham CR3 6QH *Case Officer: Grant Rogers*
Comment: This is a retrospective application which is out of character with the walls and gates of surrounding properties and is very noticeable on the street scene. The applicant has increased the area of the 2.2 metres over and above what was there originally and extended around the corner. Is there any evidence that the previous fence was 2.2 metres. The choice of the materials is not acceptable.

4.3 TA/2025/674
Replace existing fencing with new like for like fencing including installation of a new single gate. Replace side grass area with block paving.
18 Deerswood Close, Caterham CR3 6DE *Case Officer: Grant Rogers*
Comment: Councillors leave to TDC Officer

4.4 TA/2025/1310/NH
Erection of single storey rear extension which would extend beyond the rear wall of the original house by 4 metres, for which the maximum height would be 4 metres, and for which the height of the eaves would be 3 metres. (Larger Home Extension) Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 1, Class A)
23 Markfield Road, Caterham CR3 6RP *Case Officer: Tianjiao Ma*
Comment: Councillors leave to TDC Officer.

4.5 TA/2025/1270
Erection of single storey side extension
22 Milner Road, Caterham CR3 6JR *Case Officer: Grant Rogers*
Comment: Councillors leave to TDC Officer

4.6 TA/2025/1304
Front and Rear Dormer extensions
83 Tupwood Lane, Caterham CR3 6DD *Case Officer: Samuel Odell*
Comment: Councillors leave to TDC Officer

4.7 TA/2025/1350
Demolition of existing buildings, erection of four detached dwellings with associated access.
Land Adj to Southwood, Waller Lane, Caterham CR3 5EA *Case Officer: Hannah Middleton*
Comment: Caterham Valley Parish Council comment as follows:

- **The current wildlife corridors on Waller Lane needs to be maintained with the development of these homes. The Caterham, Chaldon and Whyteleafe Neighbourhood Plan, the revision of which is currently going through Examination following the Regulation 16 consultation, has a new policy CCW13: Wildlife corridors and supporting biodiversity, the link to which is https://www.tandridge.gov.uk/LinkClick.aspx?fileticket=ucf33As3v4M%3d&portalid=0. Sections C and D particularly of this policy state**
  - *C. Insofar as planning permission is required, proposals for the planting of additional native, climate resilient trees and/or continuous hedgerows along streets and public rights of way to provide wildlife corridors and to offset the effects of air pollution and to provide cooling and shelter for people as well as habitat for wildlife will be supported.*
  - *D. Areas and chains of woodland, wooded hillside form a major part of the green infrastructure network and should be retained and, where possible, enhanced and better connected.*
- **Any issues with construction traffic need to be mitigated with a robust construction management plan which requires all construction vehicles to enter and exit at the Caterham High Street end at the top of Waller Lane.**
- **The potential additional number of cars on Waller Lane down into Caterham Valley is a concern as the lane is well used by walkers, including people with buggies, and there are no footpaths. Surrey Highways' priority for pedestrians and promoting active travel, i.e. more walking and cycling, would be problematic in this case, given Waller Lane is not well lit so a major concern later in the evening and specifically in**

the winter when the road is darker for longer. Therefore, while Waller Lane is currently a route for the vehicles of the current houses, the addition of more vehicles is concerning.

Any concerns expressed by Caterham on the Hill Parish Council will need to be mitigated.

4.8 TA/2019/799/Cond4
Details pursuant to Condition 14 (Drainage) of planning permission ref: 2019/799 dated 09/10/2019 (Erection of 18 flats involving demolition of existing building)
57 Tupwood Lane, Caterham CR3 6DB *Case Officer: Hannah Middleton*
Comment: Condition 14, dated 9th October 2019, says 'Prior to the first occupation of the development'. This property has been occupied for a considerable period of time. We note that this application has already been determined so the Parish Council has not been given an opportunity to comment.

5. Appeal
55 Dome Hill, Caterham, Surrey, CR3 6EF
COUNCIL REFERENCE 2025/776
APPEAL REFERENCE APPEAL APP/M3645/W/25/3376114
START DATE 26 November 2025
DEVELOPMENT Demolition of garage and rear conservatory and erection of two storey side/rear addition plus enlarged porch (amended plans)
Comment: The Councillors noted the appeal and leave the decision to the Appeals Officer.

Meeting closed at 19:08

The next planning meeting will be held at 6:30pm on Wednesday 7th January 2026