(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 19th November 2025 at 6:30pm

Cllr Jenny Gaffney – Chair
Cllr Annette Evans
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:**
Mr Martin Redman & Mr Peter Brent. Mr Martin Redman, now serving on the TDC Planning Committee, will no longer be a co-opted member of the Parish Planning Committee.

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 residents in attendance.

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

4.1 TA/2025/1170
Erection of Front Porch
Farthings, 123 Tupwood Lane, Caterham CR3 6DF *Case Officer: Grant Rogers*
Comment: Leave to TDC Officer.

4.2 TA/2023/1490/NMA1
Non-material amendment to planning permission 2023/1490 (The demolition of existing flats to construct 2no. one bedroom flats, 2no. two bedroom flats, and 6no. three bedroom houses with associated parking and amenity space) to amend drawings to provide more usable and level rear gardens to plots 5-10 in line with design and space standards. To create a usable ground floor WC with sufficient head height to plots 8-10.
Pelham House, 54 Harestone Valley Road, Caterham CR3 6HE *Case Officer: Alex Jelley*
Comment: Application was determined on 31st October, so the Parish Council was not given the opportunity to respond.

4.3 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.
64 Beechwood Avenue, Caterham CR3 6NB *Case Officer: Hannah Middleton*
Comment: The road name is Beechwood Road, not Beechwood Avenue. Leave to TDC Officer.

4.4 TA/2025/1188
Erection of two dwellings.
Land at Harestone Drive, Caterham CR3 6YQ *Case Officer: Hannah Middleton*
Comment: There are various recommendations in the Surrey Wildlife Trust response of 11th November (Information on Biodiversity Net Gain off-site strategy, Badger walkover survey and Ecological Enhancement Plan) and we would support all of them. Leave to TDC Officer

4.5 TA/2025/1134
Convert Garage to a Studio (Ancillary Use)
66a Harestone Hill, Caterham CR3 6DH *Case Officer: John Robinson*
Comment: Leave to TDC Officer with a caveat that the Studio cannot be sold as a separate entity.

4.6 TA/2025/1181
Enlarged porch, change to front fenestration
55 Dome Hill, Caterham CR3 6EF *Case Officer: Grant Rogers*
Comment: Leave to TDC Officer

4.7 TA/2025/1226
Removal of various existing outbuildings. Erection of single storey garage outbuilding.
Wildbank, Gravelly Hill, Caterham CR3 6ES *Case Officer: John Robinson*
Comment: Leave to TDC Officer

4.8 TA/2025/1100
Installation of Banking Hub advertisement which includes one illuminated marketing poster, opening hours sign, CCTV sign, DDA sign, suspended illuminated directory of services, illuminated heritage brand fascia and illuminated heritage projecting sign.
59 Croydon Road, Caterham CR3 6PD *Case Officer: Janeske Delport*
Comment: Leave to TDC Officer

4.9 TA/2025/1256
Provision of shopfront with ATM (automated teller machine). Alterations to the rear elevation including provision of 2 additional apertures and an additional condenser .
59 Croydon Road, Caterham CR3 6PD *Case Officer: Janeske Delport*
Comment: Leave to TDC Officer

4.10TA/1025/1282
Demolition of existing garage and utility room and construction of a two-storey side and partial wrap-around extension, including continuation of the hipped roof, Juliet balcony and elevational alterations.
12 Greenhill Avenue, Caterham CR3 6PQ *Case Officer: Janeske Delport*
Comment: Drawings on the planning portal say Greenview Avenue but it's actually Greenhill Avenue. Leave to TDC Officer

4.11TA/2025/951
Demolish existing garage and relocate shed building for the erection of a new single storey side garage & single storey rear extension with 1st floor balcony. Adaptations to front elevation.
Windowne, Gravelly Hill, Caterham CR3 6ES *Case Officer: Samuel Odel*
Comment: Leave to TDC Officer

4.12TA/2025/1005
The demolition of the existing lawful structure and re-siting of temporary mobile structures together with erection of new scaffolding open storage building and use of existing building for lawful scaffolding business.
Barnfield, War Coppice Road, Caterham CR3 6AS *Case Officer: Alex Jelley*
Comment: With the enforcement issues that have been at the site, the Parish Council request the Planning Officer consult with Enforcement Officers. We also request a condition to ensure that the works to upgrade the site are within acceptable working hours due to noise and disruption, so as not to inconvenience the local residents.

4.13TA/2025/1127
Erection of a first floor side extension and the extension of the rear dormer to provide an internal domestic mobility lift.
White Raven, 21 Dome Hill Peak, Caterham CR3 6EH *Case Officer: John Robinson*
Comment: The Parish Council leave to TDC Officer with consideration for neighbour comments in relation to the potential overbearing and intrusion on their property.

4.14TA/2025/1233
Erection Of Ground Floor Porch Extension and Ground Floor Side Extension
South Lodge, 4 Dome Hill Peak, Caterham CR3 6EH *Case Officer: Samuel Odell*
Comment: Leave to TDC Officer

4.15TA/2025/973
Construction of a single storey garden room for ancillary use to the main dwelling.
17 Crescent Road, Caterham CR3 6LE *Case Officer: Lydia Hemsley*
Comment: Leave to TDC Officer

4.16TA/2025/1098
New En-suite to an existing bedroom, new window to match existing.
2 Whyteleafe Court, Burntwood Close, Caterham CR3 6TE *Case Officer: Grant Rogers*
Comment: Leave to TDC Officer

4.17TA/2024/114/Cond1
Details pursuant to condition 4 (acoustic specifications) of planning permission 2024/114 dated 18.04.2024 (Erection of rear dormer extension to second floor level to serve existing flat in association with internal alterations. Installation of A/C units, new external staircase and first floor amenity space.)
22 to 28 Godstone Road, Caterham CR3 6RA
Comment: TDC Officer to ensure they have sufficient technical information to comply with the condition.

4.18TA/2025/1218
Erection of a roof extension together with the erection of two external stores at second floor level .
46 to 48 Croydon Road, Caterham CR3 6QB *Case Officer: John Robinson*
Comment: Caterham Valley Parish Council supports this proposal and leaves to TDC Officer.

Meeting closed at 19:02