(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 28th January 2026 at 6:30pm

Cllr Jenny Gaffney – Chair
Cllr Annette Evans
Cllr Tony Pearce

Mrs M Gibbins - Clerk & RFO

M I N U T E S

1. **Apologies for absence:**
Mr Neil Farrance 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 23 members of the public in attendance in respect of item 4.1 and 5 member in respect of application 4.4. The residents were encouraged to submit their comments on the consultation. The Chair thanked the residents for attending the meeting and raising their concerns.

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

4.1 PROPOSED BASE STATION INSTALLATION AT CTIL_240231
20, BEECHWOOD GARDENS, GREEN SPACE OPPOSITE TILLINGDOWN HILL, GAIST AVENUE, CATERHAM, CR3 6NH (NGR: 534461 , 156220)
Comment: Caterham Valley Parish Council objects to this proposal for the following reasons:

- **There is conflicting information as to what style of mast is proposed. District Councillors have been given details for a lattice mast, while Parish Councillors have been provided with details of a pole style mast.**
- **The Tillingdown Hill Recreation Area and Copse is listed as a Green Space in the Caterham, Chaldon & Whyteleafe Neighbourhood Plan https://ccwnp.org.uk/green-spaces/.**
- **The proposed 24-metre telecommunications mast is completely inappropriate for this location due to its proximity to sensitive community, environmental, and heritage assets. The site sits immediately beside a well-used children's playground and within an established area of open green space which is regularly used by families, dog walkers, and local residents. Introducing a tall, industrial structure into this setting, within a high-density residential area, would significantly harm the visual character, amenity, and intended recreational use of the area.**

- **The mast's scale would create a visually dominant and intrusive feature, exceeding the height of surrounding residential properties and tree cover. Its presence would disrupt views, diminish the natural character of the landscape, and undermine the enjoyment of nearby homes and the playground.**
- **National planning principles require equipment to be sympathetically designed and camouflaged where possible, with careful regard to local character and amenity. A tall tower overlooking a children's play area is the antithesis of sympathetic siting, creating an intimidating, industrial backdrop to a family-focused environment.**
- **The proposal also raises considerable environmental and heritage concerns. The site lies approximately 10 metres from ancient woodland, where excavation, construction activity and future maintenance pose risks to protected trees, habitats, soil systems and biodiversity.**
- **The location additionally falls within an Area of High Archaeological Potential associated with the line of a Roman road, where ground disturbance could cause harm to archaeological assets.**
- **Practical and safety issues further highlight the unsuitability of the proposal. Access to the site would rely on steep, narrow residential roads that are heavily parked. These roads are not appropriate for the HGVs, cranes and heavy plant required for construction or for maintenance vehicles. HGVs, crane deliveries, and plant movements would create unacceptable risks with damage to verges and surfaces, obstruction to traffic and pedestrians (including children near the park), and inadequate manoeuvring space.**
- **No adequate justification has been provided to explain why this sensitive location has been selected over less harmful alternatives. Existing masts, brownfield land, commercial premises and higher-ground locations appear not to have been properly assessed, failing the requirement to demonstrate that the chosen site is the least impactful option.**
- **Local residents have expressed strong opposition, citing safeguarding, visual amenity loss, environmental and heritage risks, and practical access concerns.**

Given the environmental sensitivity, recreational importance, heritage value and residential character of the area, the proposal represents inappropriate development. The siting and appearance of the mast would cause clear and unacceptable harm.

Caterham Valley Parish Council does not support this proposal, and believes more thought needs to go into its siting.

4.2 TA/2023/1490/NMA2
Non-material amendment to application 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 alter the fenestration on the west elevation to the front block containing flats 1-4.
Pelham House, 54 Harestone Valley Road, Caterham CR3 6HE *Case Officer: Samuel Odell*
Comment: Councillors note the decision has been published before the Parish Council had the opportunity to comment.

4.3 TA/2023/1490/Cond3
Details pursuant to Condition 8 (Hard and soft landscaping) of planning permission ref: 2023/1490 dated 08/11/2024 (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)
3 Pelham House, 54 Harestone Valley Road, Caterham CR3 6HE *Case Officer: Samuel Odell*

Comment: Regarding the soft landscaping plans, is it possible that the Parish Council bench, currently at the front of the site, could be moved to the side, on the path that leads up to the steps.

4.4 TA/2025/1460

Variation of Condition 2(drawings), 5(drainage) and 11(Soft works) of planning permission ref: 2022/1597 (Erection of new building containing 4 x 2 bed and 5 x 1 bed flats together with associated parking) in order to changes to the appearance of the development.

Clearway Court, 139 Croydon Road, Caterham CR3 6PF *Case Officer: Errol Reid*

Comment: Caterham Valley Parish Council believes the proposed development raises significant concerns regarding parking, access, and waste management at Clearway Court.

<u>Parking and Access During Construction</u>

Clearway Court already experiences substantial pressure on parking availability. The introduction of construction vehicles, materials, contractors' equipment, and delivery lorries should not restrict access or reduce already limited parking capacity for current residents who rely on their allocated parking for daily use.

A clear plan for managing construction-related parking or deliveries is required. This should not disrupt current resident's parking arrangements.

There is limited space for construction vehicles at the site, and this will be more evident as the build progresses.

<u>Waste Collection and Refuse Management</u>

Waste collection at Clearway Court is already challenging due to steep access, limited turning space, and constrained bin storage areas. Residents say collections are inconsistent, and existing facilities regularly overflow. We understand vermin problems at the site have been exacerbated regularly by this.

The Parish Council is aware that the four large red refuse bins which service the current flats are permanently on the Croydon Road pavement and have been since before Christmas, often overflowing. This has been reported to Tandridge.

The proposed development will significantly increase waste output, but there are no clear plans provided for additional bin storage or for ensuring safe access for collection vehicles.

Consideration must be given to the current residents very valid concerns.

4.5 TA/2025/1370

1.2m x 1.8m post board at the backside of the building facing A22.

Great Nordic House, 204 Godstone Road, Caterham CR3 6RD *Case Officer: Tianjiao Ma*

Comment: We note that application 2025/242 for the retrospective fence has not yet been determined.

Caterham Valley Parish Council objects to this application as they believe that the size and location of this proposal 2025/1370 could cause distraction to drivers close to a busy junction.

4.6 TA/2025/1491

Variation of Condition 2 (drawings) of planning permission ref: 2025/441 dated 25/07/2025 (Demolition of existing conservatory. Demolition and replacement of garage to rear of site. Removal of roof to form first floor extension with feature gables and erection of a single storey rear extension) to alter the design, external materials and the sizes of the extensions.

17 Elgin Crescent, Caterham CR3 6ND *Case Officer: Samuel Odell*

Comment: The Council leave to TDC Officer.

4.7 TA/2025/1355
Side extension, loft conversion and studio annex above garage.
153 Harestone Valley Road, Caterham CR3 6HT *Case Officer: Errol Reid*
Comment: The Council leave to TDC Officer.

4.8 TA/2026/61/TPO
T001) - Hazel - Fell.
T0328) - Hazel - Crown Lift to 2.5m over path.
T0210) - Poplar - Pollard at approx 8m, current height 20m, reducing by 12m, current spread 12m, reducing by 4m.
T0330) - Group (7x Beech 1x Sycamore) - Pollard all in group to 1.5m to form hedge, and help with light restrictions. Current height 9m, reducing by 7.5m, and current spread 4m, reducing by 2.5m.
Clareville Road, CR3 6LA *Case Officer: Alastair Durkin*
Comment: The Council leave to TDC Tree Officer.

5. APPEALS
SITE: White Raven, 21 Dome Hill Peak, Caterham, Surrey, CR3 6EH
COUNCIL REFERENCE 2025/1127
APPEAL REFERENCE APPEAL START DATE DEVELOPMENT 6003392 12 January 2026
Erection of a first floor side extension and the extension of the rear dormer to provide an internal domestic mobility lift.

SITE: 55 Dome Hill, Caterham, Surrey, CR3 6EF
COUNCIL REFERENCE 2025/1181
APPEAL REFERENCE APPEAL START DATEDEVELOPMENT 6003213 12 January 2026
Enlarged porch, change to front fenestration

The Council noted the appeals.

Meeting closed at: 19:23

The next planning meeting will be held at 6:30pm on Wednesday 18th February 2026
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