(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 11th March 2026 at 6:30pm

Cllr Jenny Gaffney – Chair
Cllr Annette Evans
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:**
Mr Neil Farrance

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 members of the public in attendance.

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

4.1 TA/2025/1509
Demolition of the existing building and erection of 1 x dwelling, parking and landscaping.
Land to Rear of 117-121 Tupwood Lane, Caterham CR3 6DF *Case Officer: Samuel Odell*
Comment: The Council leaves to TDC Officer with consideration that:
- **This is Green Belt land.**
- **There is also the concern about sight lines as listed by SCC Highways and these need to be mitigated before any permission is granted.**
- **Concerns raised by the Minerals and Waste Planning Team also need to be addressed.**
- **The Arboricultural Report Recommendation for ground and root protection in the process of construction for the extended driveway should also be implemented.**

4.2 TA/2026/136/NH
Erection of rear single-single storey extension which would extend beyond the rear wall of the original house by 6 metres, for which the maximum height would be 3.60 metres, and for which the height of the eaves would be 2.60 metres. (Larger Home Extension) (Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 1, Class A).
11 Newstead Rise, Caterham CR3 6RS *Case Officer: Grant Rogers*
Comment: Leave to TDC Officer

4.3 TA/2026/100
Erection of a terrace over existing garage at rear of property (Retrospective).
91 Commonwealth Road, Caterham CR3 6LW *Case Officer: Lydia Hemsley*
Comment: Caterham Valley Parish Council does not like retrospective applications as a matter of principle. Bearing in mind the applications on the planning portal for this site and the fact that planning permission for a balcony was refused in 2017, surely the applicant should have checked before implementing this proposal. We would request that the Officer ensure the previous reason for refusal has been mitigated if minded to approve. The neighbour has also raised significant concerns regarding privacy, overlooking and the dominance of the proposal which should also be given consideration.

4.4 TA/2026/119
Change of use of dwellinghouse as a House in Multiple Occupation (Class C4). (Certificate of Lawfulness (Existing)).
113 Tupwood Lane, Caterham CR3 6DD *Case Officer: Lydia Hemsley*
Comment: The Council objects to this application as this dwelling has never been an HMO. It has also been vacant since it was sold last year. We understand that neighbours were not consulted, although letters have been sent now.
This application was validated after the Caterham and Whyteleafe Article 4 Direction was implemented. The Article 4 requires all HMO proposals to have planning permission.
Neighbours' comments need to be noted.
The application for a Certificate of Lawfulness should be refused and a full planning application submitted.

4.5 TA/2026/158/NH
Erection of single storey rear addition which would extend beyond the rear wall of the original house by 5.30 metres for which the maximum height would be 4.00 metres, and for which the height of the eaves would be 3.00 metres. (Larger Home Extension) Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 1, Class A).
5 Dome Hill Peak, Caterham CR3 6EH *Case Officer: Samuel Odell*
Comment: Leave to TDC Officer .

4.6 TA/2026/137
Erection of double storey side extension and single storey rear extension, widening of dropped kerb and new driveway.
310 Stafford Road, Caterham CR3 6NJ *Case Officer: Chris Peters*
Comment: Leave to TDC Officer

4.7 TA/2025/1172/Cond1
Details pursuant to Condition 4 (carbon emissions reduction plan), 14 (construction transport management plan), 15 (sensitive lighting management plan) of planning permission ref: 2025/1172 dated 16/12/2025 (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: Femi Nwanze*
Comment: Any commitment from the developer to do these works needs to be followed through to ensure the works are done.

There is a distinct lack of information on the sensitive lighting management and carbon emissions reduction in the documents that have been provided.
The construction management plan is not sufficient as there are no details of deliveries or working times. Tandridge must be specific with these with the approval, so that this can be enforced.
Deliveries should be one at a time and the road should not be blocked in order to allow free flow of traffic.
Working hours should be as per usual standard. It's a residential area so not before 8am and no later than 6pm. Saturday's must finish by 1pm and no working on Sundays or Bank Holidays.

Meeting closed at 18:58

The next planning meeting will be held at 6:30pm on Wednesday 1st April 2026