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**Minutes from Planning Committee 27th July 2018
held at the Library, Westway, Caterham at 2.50pm**

Present: Cllrs Dennis (Chairman); Orrick, and Webster

There were two, later three, members of the Douglas Brunton Centre in attendance concerned at TDC potential changes at the Centre. The Chairman agreed to suspend the formal meeting until after the discussion. Notes from this discussion to appear separately and be reported back to Council.

In the absence of the Clerk it was agreed that Cllr Orrick should record notes of both the formal meeting and the informal discussion.

PL 015 Apologies for absence

Apologies for absence were received from Cllrs Botten, Rujbally and the Clerk.

PL 016 Declarations of interest

There were no declarations of interest given.

PL 017 Matters arising

As the draft minutes were not available the Committee deferred this item until the next meeting. However, two residents were in attendance regarding comments made by the Council on application 2018/256, No1 Highview. The Chairman suspended the meeting to engage in full and frank discussion. The residents, Mr Hearn and Mrs Clifton, explained the background to the retrospective application which had come about because of an error in the original application which had been approved by TDC and on which the PC had made no comment. The mistake being the ridge of the building was shown at 90 degrees to that built. The PC had not objected to the building nor made any observation about the possible future status of the building at that time. Cllr Orrick tried to ascertain where this current application is within TDC but the officer was not available. He will report back to the couple when he has news. Although Council had not made the observation about the possibility of the garage becoming habitable on the original application it should have done so. However, had the committee been fully aware of the circumstances at the time of consideration of the second, and retrospective, application it would, in all probability, have offered a different comment. Cllr Orrick to check with TDC on whether Council's contributions may be amended after submission in any future case of late notice of material fact.

*Subsequently the original planning consent was checked. It included a building described and illustrated as a garage and hence materially different to the actual build (the subject of the retrospective application, granted the day prior to Committee
Meeting resumed at 3.15pm*

PL 018 Coulsdon Lodge

Nothing received from Look Ahead. The Chairman reported that neighbours to this site were organising opposition to access via Blackthorn Road which would mean that entry and exit to the site would be from one of three points (Chaldon Road, off of the roundabout at Chaldon/Coulsdon Roads, or Coulsdon Road) none of which seem very suitable but we await SCC highways comment if that forms part of the next application. Also, the valued tree belt would be seriously compromised by any of the suggested access points. The Chairman was keen to engage with residents and/or the developers at a meeting or meetings.

PL 019 One Public Estate and the Dene Hospital

A discussion on the necessary PC response to TDC's Regulation 19 Consultation that starts on July 30th and which includes possible development on sites classified as within 'One Public Estate' was held.

Cllr Dennis serves on TDC Planning Policy Committee so cannot author the Parish response as he has to attend decision making meetings with 'an open mind'. He can make contribution to our report so long as that cannot be seen as fettering his decision. Therefore, the Committee will ask Elyot Turner if he has any capacity to assist us in this task?

It was felt that the PC response should not attempt to examine all 5000 pages of the Draft Local Plan but concentrate upon our submissions to earlier iterations of the Local Plan with particular regard to those PC objections concerned with errors and matters of fact that have not been incorporated into the current version. If we believe that the document is flawed factually then it must fail the technical nature of Regulation 19. We should also concentrate our efforts of the newly introduced issues such as 'optimisation of densities', character, the quality of the Green Belt assessments, and One Public Estate which is not fully identified nor precise in its development numbers and locations. Further observations on the lack of vital documents (Sustainability Appraisals Ch 1-4 Housing Land Supply Topic Paper (2018) at the time PP made the decision may also be appropriate. Was due diligence exercised throughout the process especially in the preparation and consideration of the papers offered for consultation?

To ensure that the full and comprehensive return by the PC is submitted in due time it was suggested that all contributions from Cllrs (whether on Planning or not) must be submitted before the August Bank Holiday (27th) and then presented to an Extraordinary Meeting of full Council on Wednesday 29th August. To be available for publishing on 22nd August this means they have to be ready by Monday 20th August at the latest.

PL 020 Appeals Lodged

The Chairman took this item after item 7 as that was the order on the accompanying paper which was amended by the Committee. The final agreed responses were:-

- 2017/462: Rugby Field, Park Avenue
2 staff flats adjacent to sports pavilion
Parish objected on the grounds of inappropriate residential development in Green Belt
"Comment:
The Parish Council has again considered the matter, maintains its objection to the proposal and asks that its previous statutory response be considered by the Inspector"
- 2017/2159: 2 Nelson Road
Detached house
Parish commented asking for façade and flood resilience matters to be considered. TDC refusal cites overbearing/overshadowing effect on the adjoining property due to the scale, bulk, height and spacing.
"Comment:
The Parish Council has again considered the matter, supports the District Council's conclusion regarding the adverse impact on the adjoining property and asks that its statutory response be considered by the Inspector"

- 2017/2313: 6 William Sellars Close

Parish made no comment

TDC refused on grounds of loss of a parking space and precedent set for further garage conversions leading to on-street parking congestion.

“Comment:

The Parish Council has again considered the matter, supports the District Council’s conclusion regarding loss of parking space and the precedent for further conversions leading to on-street parking congestion”

PL 021 Planning Applications

List w/e 29.06.18:

- 2018/816: 23 Essendene Road - **deadline 17th July**

First floor side extension

The adjoining neighbour (no 21) has objected on the grounds of noise, loss of amenity and being out of character, but the extension is on the opposite (end terrace) side of the building and does seem generally in keeping architecturally.

No comment

List w/e 06.07.18:

- 2018/1337/TPO: 27 Taunton Avenue – **deadline 26th July**

Fell two plane trees

“Comment:

The Parish Council is generally opposed to the loss of established protected trees in Caterham Hill and normally asks for an arboricultural report. It is noted that one tree is said to be dead and the other decayed. However the supporting photographs (stated to have been provided with the application) are missing. Please clarify.” Agreed that Cllr Webster to visit site and try to discern the status of the trees from the public highway.

- 2018/892: 33 Chaldon Road

Single storey extension (Certificate of Lawfulness)

No comment

List w/e 13.07.18:

- 2018/1368/TCA: 8 Coldstream Road - **deadline 3rd August**

Fell willow

“Comment:

The supporting documents could not be accessed because the TDC planning portal was malfunctioning for this application. There appears to be a large tree to the rear which is well framed in the view from the street, between the two buildings. If this is the correct tree it is contributing positively to the distinctiveness of the Conservation Area, this part of which is characterised by mature trees and it should not therefore be removed.”

List w/e 20.07.18:

- 2018/1394: 19 Whyteleafe Road – **deadline 7th August**

One and two storey rear extension, porch, pitched roof to front and side

No comment

- 2018/1103: junction of Guards Avenue/Coldstream Road – **deadline 7th August**

Non-illuminated Welcome to the Village sign (Village Association)

No comment

The Meeting closed 16.05