



**Minutes of a meeting of Caterham on the Hill Planning Committee
held at the library, Westway on Friday 24th August 2018 at 2pm**

Present: Cllrs Dennis, Botten, Orrick, Webster

PL 022 Apologies for absence

There had been no receive apologies for absence.

PL 023 Declarations of interest

There were no declarations of interest arising from the agenda.

PL 024 Matters arising

No response had been received regarding Coulsdon Lodge.

PL 025 Local Plan

Cllr Orrick thanked Cllr Dennis and Mr Turner for all their time and effort in putting together a response to the Draft Local Plan (DLP) consultation. This had been circulated prior to the meeting.

Mr Turner ran through the draft response which focussed on process and content of the DLP and members of the Planning Committee gave further suggestions including infrastructure requirements.

Mr Turner agreed to attend the Extraordinary meeting on Wednesday 29th August to run through the headlines of the Parish Council response.

RESOLVED:

- i. that Cllr Orrick and Mr Turner re-draft the response to the DLP based on the committees' comments and recirculate.*
- ii. That Mr Turner produce a single sheet of bullet points summarising the response and that this be made available at the Extraordinary Council meeting and added to the website.*

PL 026 Design Review - new National Planning Policy Framework (NPPF)

The Chariman advised that the NPPF encouraged early engagement and pre-application discussions. He suggested a design review panel be considered.

RECOMMEND: *that investigation of a design review panel be considered at a future Council meeting.*

PL 027 2015/1746: Officers' Mess, RAF Kenley

Restoration and extension of Listed building (32 flats); new 2 storey building (12 flats); restored Lodge (1 dwelling); new block on site of former Flintfield House (10 flats).

The Chairman advised that negotiations were being led by Lesley Westphal at TDC and nothing had been shown on the website since 2015. Cllr Botten has asked for the application to go before Planning Committee.

He suggested that, as a statutory consultee in planning matters and in consideration of NPPF 2018 (39, 40, 129), that the Parish Council request a briefing meeting with TDC regarding the evolving proposals and in particular in relation to

- Flood resilience and sustainable drainage (LLFA 25.11.2016)
- Historic buildings and Conservation Area including Flintfield House (SCC Heritage Conservation: 30.10.2017; Historic England: 26.08.2016)
- Green Belt
- Ecology and Ancient Woodland (Surrey Wildlife Trust: 12.01.2017)
- Traffic access onto Whyteleafe Hill (Surrey Highways: 10.03.2017)

There was some concern that the Parish Council role was to comment on applications as a consultee and not to be involved in the design process.

RESOLVED: that the Chairman draft an email to TDC requesting an update and possible briefing meeting.

PL 028 Planning Decisions

RESOLVED: to note recent planning decisions.

PL 029 Planning applications

RESOLVED: to make the following responses to planning applications:

2018/1382: 47 Livingstone Road - **deadline 16th August**

Large garage workshop at end of garden

No comment

2018/1454/NC 57 Westway

Change of use from retail (A1/A2) to residential (C3)

The Parish Council *would have objected to this application and wishes to query why permission was given before the deadline for responses.*

2018/1408: 72 Eldon Road – **deadline 22nd August**

Two semi-detached houses to replace bungalow

Three neighbour objections including no.74 on the grounds of dominant bulk, height, parking arrangement and the consequent setting back of the building causing overshadowing and loss of light to rear conservatory of no.74.

Objection

Eldon Road is characterised by a marked variety of house types, styles, building lines and roofscapes. To be in keeping, new houses should maintain this variety of design and not begin to impose a uniform scale, massing or height that can be overbearing within the streetscape, especially where density is increasing. The Parish is concerned that the mass and height are too dominant for the plot, especially as it would create a group with numbers 70, 66 and 62. These are also large modern houses.

Conversely, on the other side no. 74 is a markedly smaller house. Therefore the design should make a sympathetic transition in scale from no. 70 to no.74 particularly in terms of roofscapes. The proposed building is unnecessarily tall for three bedroom houses. It is actually taller than no. 70 and should be reduced, making a step-down roofline transition from 70 to 74.

The other issue is the amount by which the house has been set back from the street. We appreciate that this is to allow cars to exit the parking area in forward gear. However the degree of set-back means that about 60% of the depth of 72 would extend beyond the rear elevation of 74. That, plus the mass and height of the flank wall, would cause crowding and overshadowing for the smaller no. 74. This could result in loss of amenity, affecting natural light to the rear garden and conservatory, since 72 is located south of 74.

However, Eldon Road is a flood catchment, contributing to the main surface water flow path along Campbell and Milton Roads where much of the flood damage in 2016 was focused. Therefore it is essential that the hard standing has sufficient porous surfacing and underlying drainage and soakaways to prevent storm water discharge onto the highway (which acts as a flow conduit due to insufficient drain grids). The applicant should also establish that there is drainage capacity to take the increased roof shedding and waste output from this much larger building without worsening sewage overflow in storm events, as occurred here in 2016. Advice should be sought from Thames Water.

This proposal demonstrates the challenges in achieving sustainable development when urban density is being increased. The Parish appreciates the provision of a well-illustrated Design and Access Statement explaining the proposal and placing it into its streetscape context. We are not opposed to the principle of development if the design, flood resilience and neighbour amenity issues can be solved.

2018/1469: 4 Nelson Road
Single storey side/rear extension
No comment

2018/1484: 10 Addison Close
Replacement external staircase to first floor
No comment

2018/1499: 4 Buxton Lane
Small replacement attached garage
No comment

2018/1159: 21 St Lawrence Way
Removal of garage door and new window to frontage

Comment: request condition of planning approval as long as two off-road spaces still be provided.

2018/1512/TPO: 57 Halton Road – **deadline 3rd September**
Reduce height of sycamore to 7m and spread of an ash to 5m plus crown shaping
No comment

2018/1535: 17 William Road – **deadline 1st September**
Loft conversion (Certificate of Lawfulness)
No comment

2018/1553: 17 William Road – **deadline 31st August**
Single-storey rear extension and front crossover
no comment subject to Cllr Dennis to checking SUDS for new drive.

2018/1630: 35 Park Avenue
Single storey rear extension
No comment

2018/1328: 27 William Road
New dwelling

Objection

The information supplied is wholly inadequate. There should be a Design and Access Statement to explain how the proposal relates to its surroundings and context. As a tall, narrow, rather stark three storey building with a black metal roof, black window frames and white render it does not appear to be in keeping with the character of the locality and streetscape. There needs to be an explanation of how that works in design terms as it would be very close to the host dwelling, which is of a quite different architecture. This should be shown on a streetscape drawing relating the proposal to the frontage elevations of neighbouring properties.

It is not clear how the levels work front to back and in relation to the host dwelling. The building appears set below the street and this should be explained via a cross section etc. William Road slopes down from Coulsdon Road reaching a low point outside this property. It acts as a flow conduit during storms due to inadequate street drains. This is a vulnerable area where properties to the north flooded in 2016. If the property is set one storey below street level would the ground floor be safe from flooding?

There is no explanation of how parking would work. A four-bedroom house would require three spaces, in addition to presumably three for the host dwelling, a detached house. How would vehicles exit if the new house is set so far below street level?

The Parish Council is not opposed to the principle of development but these material issues need to be explained and considered.

RESOLVED: that the above objection be submitted subject to councillors reviewing the plans and sending the Clerk amendments

2018/1671 TPO: 1 Buxton Place

Spruce – remove lower limb, reduce lower canopy by 1m.

No comment

2018/1224: 19 Coulsdon Road

Pavement crossover

No comment

2018/1453: 31 Chaldon Road

Roof conversion (Certificate of Lawfulness)

No comment

2018/1556: 16 Essendene Road

Two storey side and single storey rear extensions with integral garage

RESOLVED: that no comment be made subject to Cllrs further considering and sending the Clerk comments by 27th August.

The meeting closed at 4.25pm