

Helen Broughton Clerk to the Council  
65 Court Road  
Caterham  
Surrey CR3 5RH



Telephone: 01883 708130  
Email: [caterhamhillparishcouncil.co.uk](mailto:caterhamhillparishcouncil.co.uk)  
[www.caterhamhillparishcouncil.co.uk](http://www.caterhamhillparishcouncil.co.uk)

---

**Minutes from Planning Committee 7<sup>th</sup> July 2017 held at the Caterham Children's Centre, Old NAAFI, Weston Drive, Caterham CR3 5XY**

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

**PL 007**      **Apologies for absence**  
There were no absences.

**PL 008**      **Declarations of interest**  
There were no declarations of interest given.

**PL 009**      **Planning Applications**  
Prior to the meeting the chairman had circulated suggested draft responses to applications received (see below\*). Subject to the changes noted in i-iv below these responses were agreed as the Parish Council's formal submissions for applications listed.

**\* Draft responses**

**W/e 09.06.17- deadline: 8<sup>th</sup> July and 30<sup>th</sup> June**

- 2017/1065/NC and 2017/1026: Pinewood House, Chaldon Road - Ground floor change of use (Unit 1) to restaurant (2017/1065); plus external illuminated signage and outdoor seating area (2017/1026)

*"Comment:* The Parish Council notes the detailed issues raised by the Pinewood House residents' association. These cover matters such as consultation, security, fire risk, deliveries and smoking within the outdoor seating areas. We regard these as legitimate and material considerations. The applicant should provide the further information necessary to reassure the residents, including occupants of the first floor flats where balconies are directly above the proposed outdoor seating areas.

The Parish Council also raises two further points regarding 2017/1026. The proposed outdoor areas to the front and side of the building are very small spaces into which to fit seating and tables. It is important that seating does not impinge onto the adjoining pavement and the public footpath to the side, both of which are used by adults and children accessing Hillcroft School opposite. The LPA should ensure that any planning consent makes this clear.

The existing development has extensive hard landscaping with very little by way of planting and soft landscaping designed in, to offset this. The proposed seating areas would take two of the very few green spaces. The Design Statement should therefore set out specific provision for compensatory planting adjoining, for example by ornamental trees within containers. This would help make the seating areas a welcoming and attractive place for customers. There is a good example nearby (at Townend roundabout) of what can be achieved via a well-designed urban pocket garden. The LPA should ensure that any planning consent stipulates this."

- 2017/1001: 18 London Road Rear roof dormers – TDC have now decided that this is Permitted Development

**W/e 16.06.17 - deadline: 12<sup>th</sup> July**

- 2017/1161/TPO: 2 Rosebriars - Felling of large sycamore on Buxton Lane

There are several objections logged. Suggest the following standard text for all householder TPO felling applications:

**\*\*“Comment:** mature and ornamental trees contribute strongly to the character, distinctiveness and visual amenity of Caterham. They have multiple benefits for sustainability – in supporting air quality, biodiversity and flood resilience for example. There should thus be a presumption in favour of conserving and enhancing this environmental resource. TPO trees should only be removed if there are overriding reasons to do so such as evidence of disease, decay or structural damage. In many cases less drastic action such as pruning may be more appropriate. Any TPO trees that are removed should always be replaced under planning condition and the replacement be given equivalent TPO status. The Parish Council asks that the Tree Officer makes a site inspection and gives due weight to these considerations when making a recommendation.”

- 2017/1183 - **deadline: 4<sup>th</sup> July** 15 William Road - Two storey side extension, single storey rear

*“Comment:* much of the street drainage in Caterham is inadequate to cope with the kind of storm event experienced in June 2016. Further information should therefore be provided on flood resilience to show how rainwater from the additional roof area is to be managed on site, so as not to discharge onto the highway or the adjoining property (no 17 which sits at a lower level).”

**W/e 23.06.17 - deadline 10<sup>th</sup> July**

- 2017/1227/TPO: 31 Gwynne Road, Oakgrove - Fell one sycamore

*Standard TPO felling response (as above)*

**W/e 30.06.17 - deadline 24<sup>th</sup> July**

- 2017/1258: 52 Campbell Road – Front/side and rear s/s extensions, plus garage conversion with new roof over

*“Comment:* Campbell Road lies within a flood catchment where the land slopes steeply down at the rear of the property, towards the storm water flow path in the vicinity of Milton Road to the west. Therefore please confirm that the on-site drainage and soakaway capacity is sufficient to handle storm water flow from the new roof areas without increasing flood risk locally.”

- i. Week ending 9<sup>th</sup> June 2017 – Responses as above
- ii. Week ending 16<sup>th</sup> June 2017 – Committee agreed to establish a suggested standard response as above\*\* to use (tailored where necessary to particular circumstances) for TPO variation applications.
- iii. Week ending 23<sup>rd</sup> June 2017 - Application 2017/1227 – Cllrs Dennis and Webster to site visit and agree to an objection or to send the standard response.
- iv. Week ending 30<sup>th</sup> June 2017 – Response as above.
- v. Pre-application consultation with developers for proposals at Coulsdon Lodge (land adjacent to Oakgrove). Agreed that Cllrs Dennis and Webster visit the site and alter, if necessary, the suggested response circulated by the Chairman in advance of this meeting as follows:

***Response to pre-consultation on 12 houses at Coulsdon Lodge (received on 6<sup>th</sup> June)***

“Thank you for consulting us on the pre-application submission. The Parish Council encourages and welcomes as best practice early and constructive dialogue for potential developments. This can help ensure high quality, sustainable proposals that have been designed to meet the priorities of our community. Local priorities for this site include:

***Flood risk***

Caterham is prone to flash flooding and the most recent storm a year ago left homes and businesses ruined and many local people homeless. This is a major concern for residents. We have a very alert Flood Action Group that is working closely with the Lead Flood Authority (Surrey County Council) and Thames Water. Years of poor planning have created schemes with extensive impermeable hard standing and no self-sufficient on-site drainage. The 1.5 km of new housing developments along Coulsdon Road are the main example. The resulting run off is overloading an antiquated and poorly maintained sewer and drainage system, currently being investigated by SCC and their consultants W.S. Atkins. We will therefore wish to look closely with you at designing for flood and climate change resilience, so that new developments do not further exacerbate the capacity problem. This is a key element of achieving sustainability.

***The Tree Belt***

The tree belt along Chaldon Road and Coulsdon Road is an original feature, present since at least the 1870 OS map. It is an important part of local character and distinctiveness. Today it has strong public amenity value in screening the extensive Oakgrove and Hambledon Park developments. The collective integrity of the belt is as important as the individual trees. In particular, designing plots and parking areas cut into the tree belt, so as to narrow and weaken it, should be avoided. This exposes the remaining trees to wind damage in this elevated location – as has already occurred on Coulsdon Road, opposite Clifton Close. There was concern locally at the number of TPO trees that had to be removed for Oakgrove and there have been further piecemeal losses since that have not been replaced. We will therefore wish to look closely with you at the quality of individual TPO trees. Designing in such a way as to minimise further losses and provide additional compensatory mitigation will be important. Net environmental gains should be sought in line with NPPF. This could be both within the proposal area and elsewhere within Oakgrove. All replacement trees should be given equivalent TPO status.

***Parking***

Increased street parking and the resulting traffic congestion are another top concern for our residents. This includes particularly the stretch of Coulsdon Road outside the entrance to Oakgrove, about which we receive many complaints. Here street and pavement parking have created a significant road safety issue. It is therefore particularly important that any development is designed to be self-sufficient in off-

road parking provision. In overloaded areas such as Caterham Hill the maximum standards in the TDC Parking SPD should always be adhered to. We would have some concerns about the on-street spaces shown in the indicative layout, as these are likely to be taken by opportunistic parking from elsewhere. It would be preferable if plots 9-12 had allocated front-plot parking spaces, as shown for the remaining properties.

***Landscaping and new green space provision***

Increasing built density within Caterham Hill is severing the interconnectivity between town and the adjoining countryside. Oakgrove is in a location where the creation of new green infrastructure threading through the development can help offset this. There is potentially a virtuous design cycle whereby biodiversity enhancement, soft landscaping, tree retention, new planting and sustainable urban drainage can work together to address the identified challenges. To be effective these solutions would need to integrate with the adjoining areas of Oakgrove.

In conclusion, this proposal comes at a time when Caterham and Whyteleafe have already received half the 20 year Core Strategy housing target for the whole District in 10 years. The consequences for public services and infrastructure are all too evident to residents and their representatives. The Design and Access Statement will therefore need to demonstrate an exemplary proposal in terms of sustainability. In achieving that, we would draw particular attention to the new emerging Neighbourhood Plan prepared on behalf of our four Parish Councils. The outgoing Core Strategy and Local Plan remain in force for the District. However the Neighbourhood Plan has been drawn up by residents and is focused to our current priorities in Caterham. The draft Green Spaces, Heritage and Design section would be a good starting point for the Design and Access Statement.”

**PL 010            Planning spreadsheet**

The return of the spreadsheet was welcomed and its contents noted.

**PL 011            Consultations**

Cllr Botten to write and circulate the PC response to the Neighbourhood Plan in time for the deadline of 29<sup>th</sup> July 2017.

Meeting closed 12.05