

Helen Broughton Responsible Financial Officer
65 Court Road
Caterham CR3 5RH

Tel: 01883 708310

Email: clerk@caterhamhillparishcouncil.co.uk



Minutes of a meeting of Caterham on the Hill Planning Committee held at the library, Westway on Friday 30th November 2018 at 2pm

Committee members: Cllr G Dennis (Chair), Cllr C Botten, Cllr J Webster

PL 028 Apologies for absence

Apologies for absence were received from Cllr D Brent, Cllr J Orrick, Cllr R Rujbally and accepted these were accepted by the committee.

P 029 Declarations of interest

There were no declarations of interest.

P 030 Matters arising

There were no matters arising.

P 031 Planning Decisions

Recent planning decisions were noted.

P 032 Planning applications

RESOLVED: to approve comments or objections to the following planning applications:

2018/777: 68 Milton Road

Two storey side and rear extension

Comment:

The Parish Council notes the objection of the neighbour adjoining regarding overshadowing, overlooking and loss of amenity. This is stated to result from no. 68 being at a higher level than no.70 on rising ground. The matter of obstruction of the shared drainage running along the rear of the properties has also been raised. These are material planning considerations that the District Council should consider.

The full height extensions increase the building footprint by about 80%. In particular the inclusion of side-facing patio doors at ground level in the rear extension and a large Juliet balcony at first floor level (again with glazed doors) may cause overlooking and loss of privacy to the neighbour, given the difference in levels. We suggest amending the design.

Milton Road also has severe street congestion including pavement parking. It is therefore important that off road parking spaces are not lost. However, the proposed side extension extends further forward towards the street than the existing entrance. Therefore, please confirm that the two off road spaces required for a three-bedroom house will still be available.

2018/1205: 99 Coulsdon Road

Conversion of single dwelling to 4 flats including a 2-storey rear extension, plus roof accommodation

Objection:

Copy to Lead Local Flood Authority and Caterham Flood Action Group

The Parish Council notes the objections to this application regarding overdevelopment, traffic congestion, absence of on-site parking and contribution to flood risk. The neighbour adjoining also raises legitimate concerns about loss of light; and also the noise and amenity impact due to the party wall between the two properties being only of single brick thickness. These are all material planning considerations that the District Council should give due weight to.

We agree that this constitutes overdevelopment of a small site. This part of Coulsdon Road is characterised by blocks of flats interspersed with elements of the original small-scale Victorian streetscape. The proposed elevations show clearly that the bulk and mass of the three-storey rear extension are much greater than the existing and would overwhelm this modest Victorian semi-detached (Derby Villas 1899). Adding a large and tall rear extension would inevitably overlook the garden of no. 101 and (being located to the south) result in overshadowing.

This part of Coulsdon Road is already a bottleneck due to congested street parking that obstructs traffic flow on a main bus route. Much of this is overspill from developments with inadequate on-site parking provision. It has therefore become essential that the District Council ensures that its parking standards are now applied and adhered to. Yet this proposal has no parking provision. Coulsdon Road is a known flow path that channels surface water and surcharged sewage towards high risk areas adjoining (to the north and east) during flash floods as happened in 2016. Yet the Design and Access Statement is silent about preventing run off from the site via sustainable drainage measures to handle the shedding of storm water from the substantially increased roof area. There is no mention of how the waste water output of four dwellings instead of one would be handled without worsening existing drainage capacity issues.

Once again, the District Council has chosen not to consult the Lead Local Flood Authority or Thames Water about the cumulative capacity implications of the continual urban intensification that is such a feature here. Coulsdon Road is now lined with 1.5 km of modern developments where the District Council has required little or no sustainable drainage measures. This factor contributed significantly to the flooding and sewer overflow that devastated lives and properties in 2016. Factual data tracking these flows and impacts has been collated by the Caterham Flood Action Group and LLFA. As far as we are aware the District Council has not chosen to avail itself of this material information when making planning decisions.

2018/1767: Queens Park Lodge, 15 Queens Park Road Two single storey modular buildings in the rear garden of the care home, for use by people with learning disabilities.

Objection:

The Parish Council is not opposed to the principle of development but this is a sensitive area and insufficient information has been provided about important material considerations.

The large Edwardian houses along Queens Park Road and the associated mature tree cover are a defining character feature. They are contemporary with Queens Park and enhance the open vistas across it. They fall within a Neighbourhood Character Area in our emerging Neighbourhood Plan. Conserving and enhancing the distinctive historic character and landscape quality of Queens Park is therefore a local priority.

We note that no information about the design of the two modular buildings in the rear garden is provided, other than a photo of a 'typical example'. The Planning Statement is largely about the credentials of the care provider. Please clarify, for example what are the actual materials, internal layout and environmental performance of the buildings proposed? They are very close to the boundary trees and clearly fall within the root zone. How does the foundation and drainage trench design ensure that the trees will be safeguarded? What root protection measures are proposed during construction? Plans would assist.

Flat roofed modular units are unlikely to enhance the distinctiveness and visual amenity of Queens Park. They should therefore be well screened from the street and neighbours. This means retaining the existing trees and hedges that surround the garden area. The Parish Council is concerned at the scale of tree works implied by the arboricultural report. It places significant groupings (10+) of holly, laurel, magnolia, sycamore, cherry and horse chestnut into a category recommended for 30% reduction. The mature chestnuts are 20m + high. Similar large groups (again including horse chestnuts 18m+ high) are placed in a low quality category despite being described as of average to good condition. Any felling would need to be fully justified. It is essential that the Tree Officer is consulted and that a site inspection takes place at which Parish Councillors will wish to be present.

It is self-evident that well established trees and hedges of this extent are likely to be habitats supporting wildlife, such as roosting and nesting birds. However, the tick box Biodiversity Checklist asserts that this is not so. No protected species are present, despite no ecological survey having been undertaken. This gives the impression of tokenism and the District Council should reflect on the credibility of using a pro-forma that accepts conclusions unsupported by any evidence.

Also resolved: to request that the Tree Officer considers TPOs on the trees. Cllr Duck and Cllr Orrick to be informed of the views of the Parish Council.

2018/2184: 6 High Street
Shopfront signage
No comment

2018/2079: 6 High Street
Shopfront ATM
No comment

2018/2140: 99 Milton Road
Front vehicular cross over (kerb only, impermeable tarmac driveway already present!)
No comment

2018/2234: 12A Stanstead Road
Conversion of integral garage to habitable use (still adequate driveway parking space remaining).
No comment

2018/2260/TPO: 6 Willow Mews
Remove lowest two branches of chestnut and reduce others by up to 3m where overhanging.
No comment

The meeting closed at 2.40pm