



**Minutes of a Planning Committee meeting
held at the Caterham Ex Service Mens Club
on Friday 1st November 2019 at 2.00pm**

Present: Cllr G Dennis (Chair), Cllr D Brent, Cllr C Botten, Cllr J Orrick

In attendance: Mrs H Broughton, Clerk and 3 members of the public (part meeting)

P 033 Apologies for absence

Apologies for absence were received from Cllr J Webster. These were accepted by the Committee.

P 034 Declarations of interest

There were no declarations of interest arising from the agenda.

P 035 Matters arising

There were no matters arising from the minutes of the last meeting.

P 036 Planning Decisions

Recent planning decisions were noted.

P 037 Updates

Updates were received on the following:

i. Annes Walk

To be discussed under planning application below.

ii. Coulsdon Lodge

Several issues including access.

iii. Church Walk

Ropemaker would be making a further application.

iv. Foxacre/Rochester Gardens

There were 4 residents present concerned about the Foxacre/Rochester Gardens application, in particular regarding landscaping and construction. Information had been sent to the Parish Council (PC) by Tandridge District Council (TDC), following the PC objection to this application and this had been circulated to residents who would formulate a response and send to the Clerk. Cllr Orrick offered to facilitate a meeting, as Ward Councillor, regarding housing needs and planning concerns. The Parish Council would raise the planning issues.

P 038 Planning Applications

RESOLVED to make the following responses to planning applications:

2019/1666: 130 Banstead Road)

Roof space conversion inc. raised ridge, hip to gable end and rear dormer)

No comment

2019/1517/TCA: Elizabeth Court, Grenadier Place)

Tree pruning and reduction works)

No comment

2019/1575: Seltek House, 38 Westway)

Replacement of outbuilding with single storey two bedroom dwelling.)

Objection: The proposal is for a flat-roofed building spanning the full width across the rear parking area. It consists of a kitchen/living unit about 4 m. high, joined across the entrance to a bedroom/bathroom unit about 3 m. high. The whole building is hard against the western boundary, this long elevation having no windows. It would present an oppressive expanse of brick and cladding towards adjoining gardens, projecting to a height of between 1.2 m and 2.2m above the 1.8 m high boundary fence in that direction.

The main living unit has no windows on the east side either, because it would adjoin the existing converted residential outbuilding. Its only open aspect is from glazed doors onto the small garden but this is north facing. The garden is enclosed by the 4m high living unit to the south, by the taller pitched roof converted outbuilding to the east and by 1.8m high fencing on the remaining two sides. The garden and main living area would therefore be overshadowed for most of the day, receiving little natural light. The main opportunity would be from the south-facing window but that would also be obscured for most of the day, by both the adjacent building and the conjoined bedroom unit of the proposed dwelling. The south (end) elevation of the latter also has no windows – its only open aspect would be across the adjoining car park, implying a lack of privacy for occupants unless blinds were kept permanently drawn.

This part of Caterham Hill is heavily built up, with many conversions of commercial properties into flats that have insufficient car parking spaces or none. There is thus severe street parking congestion and so it is essential that the adopted TDC Parking Standards SPD is adhered to. A two bedroom dwelling would require an additional 2 allocated parking spaces. The proposal provides one allocated space but it is one of the existing spaces within the car park. The parking space currently adjacent to the outbuilding would also be lost, so instead of creating two additional on-site spaces the proposal results in the loss of two. This is completely unacceptable.

The proposal constitutes overdevelopment in a constricted location at the end of the car park, jammed between the existing converted outbuilding and the site boundary and unsuitable for a further residential dwelling. The oppressively enclosed amenity space, lack of natural light and poor outlook onto a car park would provide an unsatisfactory living environment. Inappropriate infill, by sub-dividing a backland plot and adding a utilitarian flat-roofed dwelling would detract from the character and appearance of the area, contrary to Detailed Policies DP7 and 8.

2019/1712 TPO: 12 Whyteleafe Road)

Fell mature copper beech due to meriphilus)

Comment: It is essential that this large character tree is replaced and that the Tree Officer is consulted regarding the choice of a disease resistant species of similar type and future size.

2019/1726: 45 Drake Avenue

Conversion of roof space inc. rear dormer and 4 front roof lights

No comment

2019/1704: 15 Taunton Avenue

Single storey rear extension

No comment

2019/1795: St Francis School, Whyteleafe Road)

Travel Plan as conditioned under 2014/1520 (application to be determined by SCC))

No comment.

2019/1753: 33 William Road

Variation to consent 2018/2267 (2 semi-detached houses) to allow additional windows and roof lights

Comment: The adjoining neighbour has objected on the grounds of loss of amenity caused by direct overlooking into their home. The Parish Council notes that the Planning Statement indicates that the additional side elevation windows would be non-opening and of obscured glass. Please ensure that this is made a requirement by planning condition and also that the side roof lights are set at a height that occupants cannot overlook adjoining properties.

2018/395: 44 Francis Road)

Discharge of conditions 3 (landscaping) and 4 (energy efficiency))

No comment

2019/1785: 61 Banstead Road)

Single storey rear extension (Certificate of Lawfulness))

No comment

2019/1708: 14 Longmead Close

Conversion of integral garage in semi-detached bungalow to habitable

No comment

2019/1811/TCA: 8 Grenadier Place

Fell silver birch

Comment: Mature trees such as this large silver birch are an important character feature of the Conservation Area, softening the built environment and supporting biodiversity, air quality and flood resilience. If it is necessary to fell it in order to protect the amenity of the next door neighbour then please ensure that the Tree Officer is consulted on replanting with a suitable species somewhere else in the garden.

2019/892: 21A Buxton Lane

Discharge of Condition 4 (privacy screen to first floor balcony))

No comment

2019/1742: 172 Whyteleafe Road and 2019/1699 156-170 Whyteleafe Road.

RESOLVED: that no objection be made but that comments identifying a series of issues be made in a formal response to be drafted and circulated by Cllrs Brent and Dennis.

