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**Minutes of a meeting of the Planning Committee held at the Caterham Ex
Servicemen's Club, 15 Townend, Caterham CR3 5UJ at 2.00pm
on Thursday 7th March 2024**

Present Cllr Geoff Duck (Chair), Cllr G Dennis, Cllr M Grasso.

In attendance: Mrs H Broughton (Clerk)

PL23/92 Apologies for absence: received from Cllr Robinson

PL23/93 Declarations of interest: there were none.

PL23/94 Public Forum: there were no members of the public present.

PL23/95 Minutes
It was agreed that the minutes of the meeting held on 15th February 2024, be signed by the Chair as a true record.

PL23/96 Planning decisions
Recent planning decisions were noted.

PL23/97 Planning applications
The following responses to planning applications were agreed:

2024/73: 63 High Street – illuminated shopfront fascia sign (retrospective).

No comment

2024/150: 2 Longmead Close – single storey side and rear extension to semi-detached bungalow, plus loft conversion with front rooflights and rear dormer.

Comment: Please ensure that there is no means of access from it onto the flat roofed extension below.

2020/1504/Cond3: 5 Queens Park Road – drainage strategy

Comment:

Copy to Amy Rodwell, LLFA

The Parish Council asks the Lead Local Flood Authority to examine and comment on the following aspects of the revised Drainage Design Statement (Rev. Bb):

We remain concerned that the single modest crated soakaway will prove inadequate for the volume of surface water shed by a building of this substantial size and roof area, during the storms and record months of rainfall that are becoming the new norm with climate change. Please examine the assumptions and soakage performance data closely, given that this site lies close to the main medium/high risk surface water flow path out of Queens Park and north through Caterham Hill. The applicant seems to assume that once full, the soakaway crates will simply discharge into the garden area but is that adequate given the surface geology of impermeable clay? We enclose the submission made by the neighbour most affected, drawing attention to this (see the shaded text).

Similarly, the Parish Council is concerned that the additional extensive areas of permeable parking/hardstanding (about the same overall footprint size as the building) have no underlying drainage system or soakaways. They rely solely on natural ground infiltration beneath 280 mm thickness of aggregate sub-base and geotextile, straight onto the impermeable clay.

In general, we feel that for major developments like this it is an inadequate planning response to leave such an important consideration as flood resilience essentially to chance, as an afterthought via planning condition. The protracted saga on this site, where development is well advanced in breach of the planning condition shows how little regard is being given to our local flood risk. If it subsequently transpires that development is unable to demonstrate sufficient resilience to prevent off-site surface water flows during storm events, it is by then too late to do anything about that situation. An unsustainable development will have been approved.

Therefore, we ask the LLFA to ensure that in future (for sites like this in established risk areas) the soakage tests and corresponding SuDS design are required up-front before any planning decision is taken. Please note that this principle applies equally to Outline applications like this, that are accompanied by a fully detailed suite of development drawings covering all material aspects of the scheme, certainly sufficient to inform a SuDS design.”

PL23/98

Engagement

A meeting had been arranged with the Chief Planning Officer on 21st March at 2pm in the Council Offices.

PL23/99

The **date of the next meeting** was noted as Thursday 28th March 2024.

The meeting closed at 2.52pm