

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

Tel: 01883 708310

Email: [clerk@caterhamhillparishcouncil.co.uk](mailto:clerk@caterhamhillparishcouncil.co.uk)

Website: [www.caterhamhillparishcouncil.co.uk](http://www.caterhamhillparishcouncil.co.uk)



---

**A meeting of the Planning Committee is  
being held at the Caterham Ex Service Men's Club at  
1.30pm on Friday 24<sup>th</sup> June 2022**

**Members:** Cllrs G Dennis, Cllr H Bilton, Cllr G Duck, Cllr M Grasso, Cllr C Botten, Mrs D Brent (co-opted)

Signed *Helen Broughton*

Clerk to the Council

22 June 2022

*Members of the public are welcome to attend either in person or virtually.  
The link to join the meeting via Zoom is:*

<https://us02web.zoom.us/j/7216115499>

Meeting ID: 721 611 5499

AGENDA

- PL22/1 Election of the Chair and Vice Chair**  
To appoint a Chair and Vice Chair for the 2022/23 council year.
- PL22/2 Apologies for absence**  
To receive apologies for absence.
- PL22/3 Declarations of interest**  
To receive declarations of interest arising from the agenda.
- PL22/4 Approval of minutes**  
To agree the minutes of the planning meeting held on 29<sup>th</sup> April 2022 as a correct record ([Draft minutes](#))
- PL22/5 Planning comments submitted under delegated action**  
To note comments submitted between meetings, under delegated action (Appendix 1)
- PL22/6 Public Forum**  
15 minutes for members of the public to speak, should they wish.
- PL22/7 Recent decisions**  
To note recent decisions

**PL22/8****Planning applications**

To approve responses to the following planning applications:

Planning list for the week ending 05 06 2022

2022/558	155 Addison Road, Caterham, Surrey, CR3 5LW	Erection of single storey rear extension, hip to gable roof enlargement, rear dormer together with installation of two rooflights to front roof slope in association with conversion of loft space to habitable accommodation.
2019/1309/Cond1	Town End Close, Surrey, CR3 5UQ	Details pursuant to the discharge of condition 5 (Drainage Strategy) of planning permission ref: 2019/1309 dated 11 December 2020 ( Erection of 2 x 1-bed bungalows with associated parking, landscaping and amenity space.).
2019/1310/Cond1	Rochester Gardens, Town End, Caterham, Surrey, CR3 5UJ	Details pursuant to the discharge of Conditions 4 (Arboricultural Survey) and 9 (Drainage Strategy) of planning permission ref: 2019/1310 dated 14/12/2020 (Erection of 1 x 3-bed dwelling, 2 x 1-bed dwellings and 2 x 2-bed self-contained flats with associated parking, access, landscaping and amenity space)
2021/636/Cond1	Banstead Road Garages, Auckland Road, Caterham, Surrey, CR3 5TU	Details pursuant to the discharge of Conditions 5 (SuDS Drainage), 9 (Drainage Strategy), 15 (Construction Management Plan) of planning permission ref: 2021/636 dated 01/11/2021 (Erection of 3 x 2-storey terraced dwellings and associated landscaping, parking and external works)
2021/637/Cond1	Windmill Close Garages, Windmill Close, Caterham, Surrey, CR3 5QW	Details pursuant to the discharge of Condition 8 (Water drainage scheme), Condition 10 (Surface water drainage) and Condition 18 (Construction transport management plan) of planning permission ref: 2021/637 dated 2nd November 2021 (Demolition of existing garages, erection of 2 x 2-storey semi-detached dwellings and 1 x single storey detached dwelling with associated landscaping, parking and external works).

Planning list for the week ending 12 06 2022

2019/1310/Cond2	Rochester Gardens, Town End, Caterham, Surrey, CR3 5UJ	Details pursuant to the discharge of Condition 6 (Contamination) of planning permission ref: 2019/1310 dated 14th December 2020 (Erection of 1 x 3-bed dwelling, 2 x 1-bed dwellings and 2 x 2-bed self-contained flats with associated parking, access, landscaping and amenity space.).
2022/568	The Nest, 88 Chaldon Road, Caterham, Surrey, CR3 5PH	Joint vehicle crossover at #90 and #88 Chaldon Road, Caterham, Surrey, CR3 5PH. a). #90 requires the installation of a new driveway/hardstand including a Acco drain and soak away system. b). #88 already has a suitable hardstand comprising of block paving on the required sub base. An Acco drain and soakaway system will be added. c). Tarmac VCO and dropped curbs,
2022/616	19 Birch Avenue, Caterham, Surrey, CR3 5RZ	Erection of hip to gable extension, dormer extension to rear roof slope and two front roof lights in connection with conversion of resultant loft space to habitable accommodation. (Application for a Certificate of Lawful Development for a Proposed Use or Development)

July

Planning list for the week ending 19 06 2022

	1 Money	
2022/583	Avenue, Caterham, Surrey, CR3 5TH	Making two separate main entrances each for already approved two flats ground floor and first floor.
2022/634	66 Eldon Road, Caterham, Surrey, CR3 5JR	Erection of single storey side extension
2022/656	61 Eldon Road, Caterham, Surrey, CR3 5JT	Erection of single storey side extension.

## Appendix 1

**2022/236: 39 Birch Avenue** – single storey porch extension

*No comment*

**2022/429: 101 Whyteleafe Road** – single storey side and rear extensions, two storey rear extension, mansard roof extension with dormer windows, basement extension (amended plans, description and arboricultural report)

*Request that the District ward councillors to refer the application for consideration by Tandridge Planning Committee.*

**2022/266: 67 Park Road** – single storey side and rear extension, and loft conversion with front and rear roof lights

*No comment*

**2022/402: 136 Banstead Road** – vehicle front parking, crossover and dropped kerb

**Comment:**

This is an area where any shedding of rainwater from hard standing onto the highway adds to the flood risk of vulnerable properties elsewhere. We are therefore pleased to see that the proposed front parking area specifies porous pavements and an underlying soakaway. We hope that the District Council will now ensure that this sensible measure becomes standard practice in areas bordering the main surface water flow path through Caterham Hill.

Surface water flood risk is a material planning consideration in this locality. Therefore, we ask that a planning condition is applied if consent is granted. Banstead Road is a busy, congested through route used by lorries and buses. Therefore, we also ask that the Highway Authority is consulted about the road safety aspects of the proposal e.g. visibility.

**2022/589/NH: 37 Essendene Road** – single storey rear extension (notification of larger home extension)

*No comment*

**2022/503: 113 Buxton Lane** – single storey garage and part rear extension

*No comment*

**2022/635/TPO: 1 Foxon Close** – reduce height of mixed species group to create hedge

*No comment*

**2022/497: 69 Ninehams Road** – mobile unit (log cabin) in rear garden for ancillary purposes (PD certificate under Caravans Act)

**Comment:**

This would be a substantial free-standing unit (7.65 x 6.00 m) forming self-contained one-bedroom residential accommodation in the rear garden. Therefore, please ensure by planning condition that its use is restricted to domestic purposes, as extra accommodation ancillary to the host dwelling and its occupants, and that renting out or other commercial use is precluded.

The unit would also be located on the boundary with open Green Belt land forming part of Coulsdon Common, where there is presently open visibility into the garden. Therefore, we also ask that it is screened from view in that direction (by hedging or other planting) so as not to be visually intrusive in a way that may affect public appreciation of the openness of the adjoining Green Belt and National Nature Reserve.

It may be that these objectives could be better secured if this proposal is submitted as a planning application rather than as Permitted Development