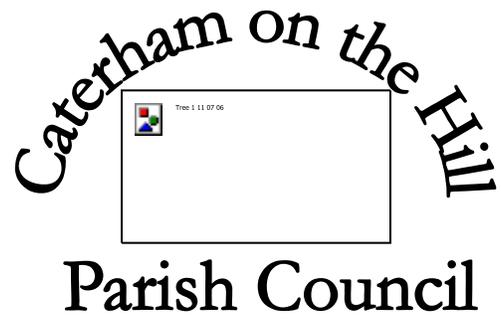


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Minutes of a virtual meeting of the Planning Committee held at 1.30pm on Friday 25th February 2022

Present: Cllr G Dennis (Chairperson), Cllr K Mansfield, Cllr D Brent, Cllr H Bilton, Cllr C Botten, D Brent

In attendance: Mrs H Broughton (Clerk) and 1 member of the public

1. Apologies for absence

To receive apologies for absence.

2. Declarations of interest

Declarations of interest arising from the agenda.

3. Public Forum

A resident spoke on application 2021/2046: 44 Whyteleafe Road, raising concerns over the size, bulk, design and impact of the application on neighbouring properties.

It was agreed that the Parish Council object to the application.

4. Approval of minutes

It was agreed that the minutes of the planning meeting held on January 28th 2022 be signed by the Chairperson as a correct record.

5. Recent decisions

Recent decisions were noted.

6. Planning applications

It was resolved to make the following comments on planning applications:

2021/2207: 40 A Westway – additional roof storey to create studio flat

Objection

The previous refused application (2021/1821) was for a two-bed roof-level flat. The Parish Council's principal concern as a statutory consultee was the potential effect on occupiers of the two existing flats below (40 A and 40 B) especially by building over the two roof lights serving each. They provide much needed internal light and ventilation.

This application is reduced in scale. The addition of a pitched roof improves the character of the street scene along Westway. The front Velux-type windows would be at a height and angle to avoid direct overlooking of properties within Holm Court opposite.

However, the existing front first floor flat (40 A) would still lose its two roof lights. The existing rear first floor flat (40 B) is not part of the application property. Nevertheless, the plans indicate that the proposal would extend back by c. 1.00 m over the flat roof of 40 B. We presume that this is under a flying freehold arrangement. The drawings show that it would reduce the size of the underlying skylight serving 40 B by half. This could be rectified by the applicant agreeing to move and reinstate it. We therefore ask the District Council to consider whether the effect on the amenity and living conditions of the occupants of the two existing flats below (including natural light and ventilation) has been addressed sufficiently by these design revisions. If the application is approved, it will be essential to have a Construction Management Plan in place to safeguard their welfare whilst building work is taking place immediately above.

2022/111/NH: Raglan Precinct, western block – additional storey mansard roof extension to create seven flats (Prior Approval as Permitted Development).

Objection:

The application is submitted as Permitted Development under General Permitted Development Order 2020, Schedule 2, Part 20, Class AA (new flats on top of existing detached commercial or mixed use premises). However, the regulations set out circumstances under which proposals do not qualify as Class AA Permitted Development. At A.A.1 (o) (vii) they include if the site is within 3 km of an aerodrome. This site is within 1.5 km of the former RAF Kenley which is still owned by the Ministry of Defence as an operational asset and so falls under Defence Infrastructure Organisation statutory safeguarding.

The purpose of the Parish Council's objection is to ensure that this proposal is submitted instead as a full planning application in the normal way, so that the material considerations set out in NPPF apply. GPDO makes clear that the Local Authority should have due regard for NPPF and that these considerations include flood risk, external appearance and the amenity of neighbours (including overlooking, privacy and loss of light).

Regarding flooding, this site falls within the known medium/high surface water flood risk zone around Town End. The basements of the Raglan Precinct are subject to periodic flooding. The Lead Local Flood Authority will need to be consulted. Regarding external appearance the site is adjacent to a Neighbourhood Character Area as defined in our new Neighbourhood Plan. Its policies for conserving and enhancing local character and distinctiveness therefore apply. Regarding the amenity of neighbours, the site is due south of properties in Oak Road and Auckland Road to the rear and sits a higher ground level. An additional storey therefore raises potential issues of overlooking and overshadowing that need to be examined more carefully. For all these reasons the Parish Council does not believe that this proposal qualifies as Permitted Development."

2022/57: 32 Foxon Lane Gardens – two storey side extension and single storey rear extension

No comment

2022/115/TPO: Victor Beamish Avenue – management works to trees surrounding the faith school

Objection:

The mature trees surrounding the former NAAFI building and lining Victor Beamish Avenue are a distinctive character feature of the locality and form part of the setting of the listed building. They also fall within the RAF Kenley Conservation Area. A Proposals Statement has been adopted as

Supplementary Planning Guidance by LB Croydon and Tandridge District Council who share responsibility for managing the Conservation Area.

The Statement indicates that the protection of landscape character, biodiversity and ecology is of prime importance and that the surrounding trees form a key characteristic of the aerodrome. Trees, hedgerows, boundary surfaces, verges, gardens and areas of soft and hard landscaping should be managed and maintained so as to protect and enhance the special character of the Conservation Area.

In our view this means that the collective amenity and character value of the woodland is a material planning consideration. Mature trees are also especially important in combating climate change - supporting biodiversity, air quality, temperature regulation and flood resilience. They should therefore be retained unless clearly diseased or structurally unsound. If felling is unavoidable a replanting specification should be agreed sufficient to create a tangible net environmental gain in line with current planning regulations. That means far more than replacing a substantial tree with a sapling. If such restitution is not feasible on site then biodiversity offset by means of planting elsewhere should be agreed as part of any planning consent. The Tandridge Tree Officer will be able to advise on a suitable metric for this and the Parish Council on suitable locations.

The application form states wrongly that no works are proposed to trees within a Conservation Area. The arboricultural report covers 115 trees, but the application is for 20. We do not understand the statement that remaining works to other trees are exempt. All trees within the Conservation Area are subject to a blanket TPO. The Parish Council is concerned at the erosion of group amenity, character and environmental value implied by the extent of proposed works to the large lime trees. Several up to 22 m high are proposed for felling and others of the same size would be reduced to pollarded stumps between 3 and 7 m in high.

It will be essential that the TDC Tree Officer makes a site inspection and local Councillors may wish to be present. We note also the potential for roosting bats, a protected species. Surrey Wildlife Trust should therefore be consulted, and an ecological survey provided. The site assessment should address the collective amenity and character value of this woodland within the context of the Conservation Area and the listed building. The Surrey Conservation Officer may need to be consulted in that regard.

Against this background the Parish Council does not believe that sufficient justification for these extensive works has been provided and is objecting on that basis.

2022/23: 2 Gordon Road – replacement of existing bungalow with three 3 bed two storey terraced dwellings

Cllr Botten had requested that this application goes to the Tandridge Planning Committee for their decision.

2022/84: 80 Park Road – single storey rear extension (PD certificate)

No comment

2022/99: 29 Stanstead Road – loft conversion inc. front roof lights and rear dormer (PD certificate)

No comment

2022/147: 10 Manor Avenue – change external wall finish (front and one side elevation) from pebble dash, facing brick and tile hanging to smooth grey render throughout

No comment

2022/16: 18 London Road – single storey rear extension

No comment

2022/167: 16 Fulford Road – first floor side and rear extension

No comment

2022/215/TPO: 7 Foxon Close – reduce height and spread of two sycamores and a conifer

No comment

7. Planning Appeals

Appeal TA/2021/1043 APPEAL M3545/W/21/3284498 –

Land between 2 Foxon Lane and 68a Banstead Road.

No comment

The meeting closed at 2.35pm.