

IMPLEMENTATION GROUP

Minutes of a meeting of the Chaldon, Caterham and Whyteleafe Neighbourhood Plan

Implementation Group (CCWNIG) held on Saturday 24th September 2022.

In the Westway Centre, 25 Chaldon Rd, Caterham CR3 5PG

Present:

**Full Members**

*Chris Botten – Caterham on the Hill PC*

*Jeremy Webster – Caterham Valley PC*

*Annette Evans - Caterham Valley PC*

*Julian Palmer – Chaldon VC*

*John Moffatt – Whyteleafe VC*

*Deano Cline – Whyteleafe VC*

***Co-opted Members***

*Geoff Duck - Caterham on the Hill PC*

*Jenny Gaffney – Tandridge District Councillor*

*Julie Blackburn – Caterham Flood Action Group*

Apologies for absence

Helen Bilton, Helen Broughton

Declarations of Interests:

CW - Chair of Govs at St Peter and St Pauls – Chaldon.

Minutes of July meeting:

Meeting approved the minutes.

JG mentioned that Parishes were now to be involved in the pre-planning protocol. TDC are pushing the involvement of the parishes in the pre application.

CB stated that TDC have now recommended that parish council members should not also be members of the TDC planning committee (lack of impartiality).

Budget:

Headings are set out as per the costs. HB has apportioned the costs per parish based on size.

JP asked if any costs had been spent already as we are halfway through the year? Not as yet, however there are likely to be consultancy costs this year.

**Action**: All members agreed the costs.

JP to check the CIL funding held by Chaldon. It was noted that JP is now Chair of PC at Chaldon.

JB asked if CIL can be used for flood remedy work?

If the Levelling up Bid is successful this will cover the flood costs.

If not, the group could fund the flood gardens and PFR using CIL.

District Council will adopt the SDP (written by JW and JB) which is to be presented at November planning meeting.

CIL

CIL funding is 25% levy on relevant applications to parishes with Neighbourhood Plan.

TDC has improved the assessment monitoring for CIL applications and can now add conditions where appropriate.

CW gave an example for a planning application for the Infant school in Chaldon to become a Junior school. TDC have given £1m of CIL on condition that Surrey highways put in the correct traffic and road amends.

The school will affect a wider area than just Chaldon but traffic will be an issue. The CCWC should be involved in the application.

CIL is time limited and so the money has to be spent within the set time frame. Caterham on the Hill has £100k, Caterham Valley will check amount and timeframe for spending.

When this application comes up the group need to be represented at the meeting.

Crescent Road:

Our response was sent to TDC and the application has been refused.

Stafford Road:

Not submitted as yet. Check it this has been submitted or was it withdrawn

**Action**: JG to confirm.

JG felt that the objections raised by the group were now seen positively at TDC and that the Neighbourhood Plan issues are being taken seriously. The standing Head of Planning at TDC (Cliff) has been making a positive difference.

**Action**: JW to liaise with Paul Hooper to create a space on the website for a register of planning comments which have been successfully used for objections.

Aldi -Caterham roundabout.

The application has now gone to appeal.

Stablefields, Church Rd, Whyteleafe

JM explained that this site is a local stable which seems to be turning into a religious community hall with many renovations not compliant with a stable building.

Fiona Lander of Enforcement team has explained that they can do nothing until a planning application is in play. Planning contravention has been put in place by enforcement.

Once the application is live the group can drive this through.

**Action**: Cllr CB to intervene on behalf of the CCWC.

Queens Park

Number 5 was refused.

GD gave a tour of Caterham Hill to the TDC planning team. Cliff is understanding the Neighbourhood plans and is working on behalf of the parish councillors.

Papers outlining the latest planning proposals are published on the TDC website – correspondence planning policy meeting 22/9/22.

GD – reference Greg Clarkes correspondence.

CB stated that various sites allocated are now to be released for development.

The area with the largest targeted available sites are in Warlingham, notable that Warlingham has no Neighbourhood Plan.

The Warlingham site could be dangerous as it will set a precedent on green belt.

The AMR (annual monitoring report) which outlines where the developments are targeted is late due to work load.

CB stated that developers will still need to demonstrate special circumstances for any development in the green belt.

Currently a planning application is valid for 3 years, Cliff is hoping to change this to 2 years to stop the inactivity of developers.

CB to confirm when this change occurs.

Caterham Barracks Community Trust

GD and CB are Trustees. Important to the area – offices, The Ark and community facilities. Flexing it’s wings as a trust. A good resource for the community.

CCW Policy 14 on HUBS

The Westway is suffering financially and does not have a guaranteed level of financial support to get through the Winter.

Reasons:

The Charity has not had 3 years tenure or uninterrupted activity due to COVID. Westway then became a support for COVID services. Then became a vaccination centre.

JW and CB have met with TDC and Surrey to discuss adult social care services long term.

Cllr Sayer has led on the idea that we should have one warm place to go to in the cold months and this should be The Westway.

£20k per month is the estimated current outgoings. JW and CB to meet with the trustees to get a breakdown and then put proposals to parish councils for funding. Need to ensure that it will still be open in the Spring.

Martin Field used to run the finances but has now left.

It needs to be sorted out.

JB asked if Surrey resiliencehad been contacted? They have residual covid recovery money.

Westway did not put in for the COVID survival support.

Westway is the District council’s responsibility and if a HUB is lost this is a very serious issue. This is a policy point. Catherine Sayer has £60k to support the Westway.

Outstanding gas bill of £16k and no funds for maintaining/heating this winter.

DC said that the original team of Trustees should have seen monthly financial statements. JW and CB said that they did when they were trustees.

The place drifted for a year…. Due to unprecedented circumstances

Surrey will need to confirm they will take on responsibility of the Westway from April 1st as a viable option.

Question as to whether the group is allowed to give money to Westway and if so should this be on condition of how it is spent and assurance that it will be Surrey’s responsibility at April 1st 2023.

**Action**: HB to circulate the legalities of the funding for the Westway.

When this application comes up the group need to be represented at the meeting.

One Public Estate

**Action**: Agenda point for next meeting

Statement of Common Ground

**Action**: TW and JG to go through original premise of the statement and update accordingly

SPD Flooding

JW wrote the article. Will be sent in to be debated at the November meeting.

Date of the next meeting

Next meeting is November 19th @ 10am. (TDC Planning meeting 24th November)