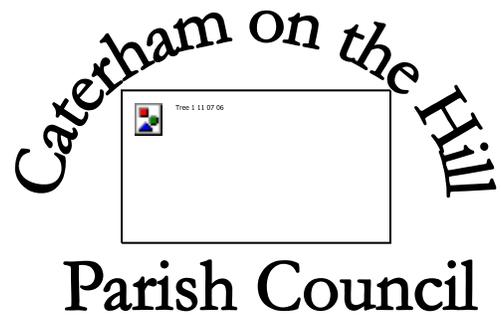


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Minutes of a meeting of the Planning held at the Caterham Ex Service Men's Club at 1.30pm on Friday 29th April 2022

Present: Cllrs G Dennis (Chairperson)- attending virtually,
H Bilton, C Botten, M Grasso, V Robinson, Mrs D Brent (co-opted)

In attendance: Mrs H Broughton (Clerk)

As Cllr Dennis was attending virtually it was agreed that Cllr Grasso Chair the meeting

Cllr Grasso in the Chair.

1. Apologies for absence

Apologies for absence were received from Cllr Botten.

2. Declarations of interest

There were no declarations of interest arising from the agenda.

3. Approval of minutes

It was agreed that the minutes of the planning meeting held on 25th February 2022 be signed by the Chair as a correct record.

4. Public Forum

There were no members of the public present.

5. Recent decisions

Recent decisions were not circulate due to the Clerks annual leave.

6. Planning applications

It was resolved to agree the following responses to planning applications:

2021/2128/NH: 57 Ninehams Road – 4 m. single storey rear extension (Notice of Larger Home Extension)

No comment

2021/457/Cond1: 20 Cromwell Road – Condition 11 (hard and soft landscaping) of consent for extensions to existing house to form two separate dwellings

Objection: The Parish Council objected to the original application because inadequate supporting information had been provided on key issues. That remains the case for this approval of details. Condition 11 requires

approval of the car parking layouts within 3 months of the original consent (ie by 25th November 2021) yet no information has been provided with this time-expired approval of details. Planning consent refers to creating three site parking spaces but only two are shown on the original application drawings. Which is it? Both are below the Tandridge SPD parking standards.

The Parish Council also commented that it is not immediately obvious why the small flowering cherry needs to be removed. In order to achieve a net environmental gain (as per NPPF and the Environment Act) the replacement should be of sufficient size (eg a heavy standard). An upright Prunus Amanogawa would be suitable for this location and of similar biodiversity value. The replacement should be adequately fenced and staked and a watering regime for the first two years included under planning condition.

Accordingly Condition 11 requires details of all proposed and retained trees, hedges and shrubs, ground preparation, planting specifications and ongoing maintenance. Planting schedules shall include details of species, plant sizes and proposed numbers/densities. Again, no information has been provided – merely the same basic layout plan included with the original application.

The planning condition was included for good reason. The information required is very straightforward but the condition has not been complied with – nothing additional has been provided over the uninformative drawings included with the original application.

2022/176: Fleeting Brook, Guards Avenue – external covered dining pergola with fixed seating and planters

No comment

2022/328: 37 Chaldon Road – stationary mobile home annex to rear (Lawful Development certificate). This would be ancillary to the main residence and not a separate dwelling, providing additional accommodation for elderly parents.

No comment

2022/183: Queens Park Lodge, 15 Queens Park Road – conversion of existing residential care home (C2) into 6 one-person supported living apartments (C3A) with communal staff room and garden. These are internal alterations with minimal external elevational changes and no extensions.

No comment

2022/245: 5 Queens Park Road – replacement of existing detached house with three storey block of 11 flats. Approval of reserved matters (appearance, landscaping and scale)

Objection: The Parish Council objected strongly to the original Outline application due to the adverse impact on the amenity of the neighbour at no. 6 from the depth, bulk, height and massing of the three storey west flank elevation (in terms of overbearing, overshadowing and visual intrusion). This elevation would extend c. 6.5 m. beyond the rear building line of the existing no. 5. It would be three storeys high where there is presently only a single storey extension on that side. It would be only 8 m. from the flank wall of no. 6, whereas policy DP7 of the Local Plan indicates that the separation distance should be 14 m. (walls without windows) or 22 m. (walls with windows).

We therefore expected that in the interim these material issues would have been addressed by the applicant in conjunction with local representatives and design adjustments made. Instead, this reserved matters application appears to worsen the impact on the neighbour.

A condition attached to the original consent (2020/1504) requires adherence to the approved drawings of 27.08.21. These include the western elevation drawing 431-GE02. It shows three windows at ground floor, one at first floor and none at roof level (where there are three chimneys).

The corresponding western flank drawing for this application (020-GE02 of 21.03.22) includes a statement that “the massing, scale, form and appearance is the same as for the approved Outline application 2020/1504”. However, this drawing now shows six windows at ground floor facing no.6, three at first floor and two at roof level (but no chimneys). It is disappointing that the applicant has not responded constructively to the representations of the Parish Council as a statutory consultee, on behalf of the local community. As a result, the application contravenes the National Planning Policy Framework (132) and policies CSP18 and DP7 of the Tandridge Local Plan. *Cllr Grasso would inform the Clerk if there were any further comments.*

2022/260: 152 Banstead Road - home boarding of five dogs, change of use (PD certificate)

There was *inadequate information on TDC portal and it was unclear whether this application qualified as Permitted Development. The case officer had been asked to clarify.*

2022/405/NH: 65 Addison Road – 6 m. single storey rear extension (Notification of Larger Home Extension)
Already approved by TDC

2019/1699/Cond3: 170 Whyteleafe Road (34 dwelling scheme) – approval of details, Condition 7
(contaminated land)

Comment: Following the recommendation of the TDC Contaminated Land Officer, the verification report indicates that due to low levels of lead and asbestos within the former glasshouse area (Plots 9-12), the soil here should be removed to a depth of 600 mm and replaced. However there are also TPOs in the vicinity and so there is a potential conflict with root protection areas. It is therefore essential that the TDC Tree Officer is consulted about it.

2021/33/Cond2: 170 Whyteleafe Road (14 dwelling scheme) – approval of details, Condition 16 (land contamination). Same verification report as above.

No comment

2022/336: 91 Whyteleafe Road – enlargement of utility room

No comment

2022/400: 115 Addison Road – single storey rear extension and loft conversion, inc. hip to gable end (PD certificate)

No comment

2022/91: Westway, near Avenue Road – replace existing 9.7 m. high telecoms mast with 15 m. 5G mast
Objection:

This replacement mast will be significantly larger than the existing: 15 m. high, extending 8 m. above the street trees and visually dominant when viewed from Westway Common and surrounding streets. The Common is a designated Local Green Space in our Neighbourhood Plan. The application ignores the fact that this is one of a group of three such monopoles, one of which has already been increased to this height (in an intrusive dark colour). The combined effect on visual amenity, local character and appearance (especially the open vistas across the Common and adjoining allotments) will be considerable.

Whilst recognising the need for good quality 5G coverage in residential areas, we are concerned that there has been no prior engagement with the Parish or District Councils about the design and scale of the proposal. This is contrary to national planning policy (NPPF 132).

Similarly, Policy DP6 of the Local Plan indicates that proposals should minimise impact on the visual amenity, character and appearance of the surrounding area. There should be no reasonable possibility of combining the proposal with an existing installation. The option of sharing facilities should be explored and only rejected for good reason. NPPF also encourages minimising the number of masts and ensuring sympathetic design and camouflaging.

The applicant gives no information about how these planning objectives have been addressed and why these companies cannot share combined facilities, rather than duplicating three substantial masts in close proximity which will clearly have a cumulative impact. The Parish Council therefore objects on the basis of inadequate consultation and supporting information, contrary to national and local policies.”

2022/307: 6 Court Road – single storey side extension; single and double storey rear extensions

2022/298: 3 Anzio Gardens – conversion of double garage to home office/gym

No comment

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

Comment: The Parish Council’s submission on the previous application (2021/572) reflected concerns raised by neighbours regarding privacy and amenity. These were the possible impact of the extensions on the root areas of adjacent trees and conifer hedging, and potential overlooking from the two roof-level dormer windows.

Regarding the trees we note that the footprint of the extension has been reduced and as a result the applicant’s arboriculturist concludes that there is no impact on the recommended root protection areas. However it is essential that TDC’s Tree Officer examines that matter and if necessary, makes a site visit.

Regarding the dormers, the Parish Council suggested that it would be fairly simple to replace the two large vertical roof dormers in the rear elevation with Velux type sloping roof lights set at a height to avoid any overlooking (as per the front elevation) but this has not been done”.