

## **Planning Committee Addendum**

**7 October 2021 at 7:00pm**

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## Committee Addendum

### Item 5.1: De Stafford School, Burntwood Lane

- Additional representations of support and previous precedents/case studies have been submitted for consideration. However, the LPA are of the opinion that each case should be considered on its own merits and none of the studies are sufficiently comparable to the site in question. The perceived need for the facility would still not be considered sufficient 'very special circumstances' to outweigh the resulting harm to the Green Belt from this enabling development.

### Item 5.2: Land south of The Crescent, Bradenhurst Close

- The Council's Tree Officer has requested the inclusion of the following condition relating to tree protection which is worded as follows:

The development hereby permitted shall be carried out in accordance with the tree protection details approved under reference TA/2013/1196/COND1 on 05 November 2014, which shall be implemented prior to any works commencing on site, shall be retained during the course of development, and shall not be varied without the written agreement of the Local Planning Authority.

In any event, the following restrictions shall be strictly observed unless otherwise agreed by the Local Planning Authority:

- (a) No bonfires shall take place within the root protection area (RPA) or within a position where heat could affect foliage or branches.
- (b) No further trenches, drains or service runs shall be sited within the RPA of any retained trees.
- (c) No further changes in ground levels or excavations shall take place within the RPA of any retained trees.

Reason: To prevent damage to the trees in the interest of the visual amenities of the area in accordance with Policy DP7 of the Tandridge Local Plan: Part 2-Detailed Policies 2014 and Policy CSP18 of the Tandridge District Core Strategy 2008.

- A revised red edged site location plan for the agenda pack has been prepared as the copy included within the original agenda pack incorrectly included no.126 Harestone Hill within the red edged site. This has now been amended and is included at Appendix A.

### Item 5.6: 268 Hillbury Road

- Page 6 in the agenda in the table the application number should be 2021/428
- Paragraph 6 in the report under history, the most recent application was granted in 27<sup>th</sup> November 2020
- The red line of the site should be around just 268 Hillbury Road. This has now been amended and is included in Appendix B.

Further representations have been received. No further issues have been raised other than below:

- Bin store having a large impact on my family in terms of air/ odour pollution and to a lesser extent noise.

Suggested further condition:

No works above ground level shall commence until details of the bin store (including, siting, materials and elevations) have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with these approved details.

Reason: To ensure that the scheme proceeds in accordance with the Development Plan.

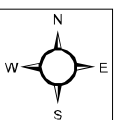
**Item 5.8: 69 Harestone Lane**

Further representations have been received from Caterham on the Hill Parish Council and an additional letter from a neighbouring resident. Comments are as follows:

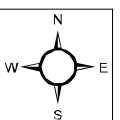
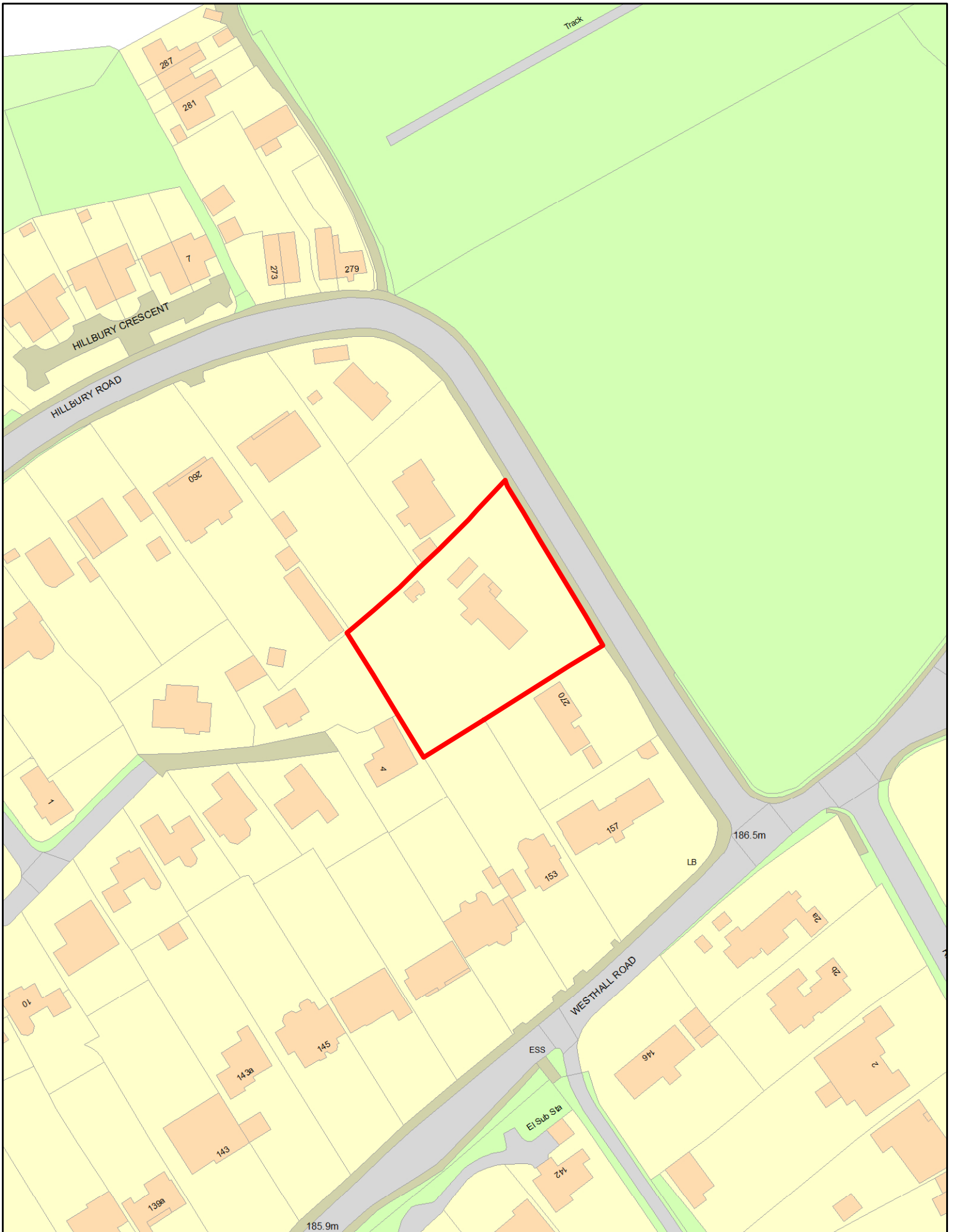
Caterham on the Hill Parish Council make the following comment on application 2021/1286: Although this application falls under Chaldon, we note the objection from adjoining neighbours in Highwoods, within Caterham on the Hill Parish. These include overdevelopment of the plot, overlooking and loss of amenity from the upper storey windows (due to the sloping topography) and increased down-slope storm water flood risk (because of the extensive use of impervious hard standing). These are all material planning considerations. We therefore support the objection submitted by Chaldon Village Council.

Third Party Comment – objection to the planning application on the grounds of:

- Increase in length and size of the building with a double storey extension will loom over us when we are in the bedroom
- The proposed building will stretch almost boundary to boundary, contrary to local character.
- Winter boundary screening is inadequate. Neighbouring property did not object to previous developments of this building as it was screened by their evergreen trees but the proposal is sited behind deciduous trees
- Overlooking



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