

Planning Committee**Thursday, 1st February, 2024 at 7.30 pm****Council Chamber, Council Offices, Station Road East, Oxted****Agenda****Members of the Planning Committee**

Councillor Claire Blackwell (Chair)	Councillor Jackie Wren (Vice-Chair)
Councillor Bryan Black	Councillor Chris Botten
Councillor Perry Chotai	Councillor Chris Farr
Councillor Sue Farr	Councillor Jeffrey Gray
Councillor Judy Moore	Councillor Keith Prew
Councillor Lesley Steeds	

Substitute Members

Councillor Helen Bilton	Councillor Michael Cooper
Councillor Katie Montgomery	Councillor Helena Windsor

If a member of the Committee is unable to attend the meeting, they should notify Democratic Services. If a Member of the Council, who is not a member of the Committee, would like to attend the meeting, please let Democratic Services know by no later than noon on the day of the meeting.

If any clarification about any item of business is needed, contact should be made with officers before the meeting. Reports contain authors' names and contact details.

David Ford

Chief Executive**Information for the public**

This meeting will be held in the Council Chamber, Council Offices, Oxted and the public are welcome to attend. Doors for the Council Offices will open 15 minutes before the start of the meeting.



The meeting will also be broadcast online at tinyurl.com/webcastTDC. In attending this meeting, you are accepting that you may be filmed and consent to the live stream being broadcast online and available for others to view.



Information about the terms of reference and membership of this Committee are available in the Council's Constitution available from tinyurl.com/howTDCisrun. The website also provides copies of agendas, reports and minutes.



Details of reports that will be considered at upcoming Committee meetings are published on the Council's Committee Forward Plan. You can view the latest plan at tinyurl.com/TDCforwardplan.

AGENDA

1. Apologies for absence (if any)

2. Declarations of interest

All Members present are required to declare, at this point in the meeting or as soon as possible thereafter:

- (i) any Disclosable Pecuniary Interests (DPIs) and / or
- (ii) other interests arising under the Code of Conduct

in respect of any item(s) of business being considered at the meeting. Anyone with a DPI must, unless a dispensation has been granted, withdraw from the meeting during consideration of the relevant item of business. If in doubt, advice should be sought from the Monitoring Officer or his staff prior to the meeting.

3. Minutes from the meeting held on the 11th January 2024 (Pages 3 - 6)

4. Applications for consideration by committee (Pages 7 - 16)

- 4.1 2023/1392 - Street sign in front of pharmacy, Pollards Oak Road, Hurst Green, RH8 0JP (Pages 17 - 24)

5. Recent appeal decisions received

To receive a verbal update from officers relating to appeal decisions by the Planning Inspectorate resulting from previous committee decisions.

6. Any urgent business

To deal with any other item(s) which, in the opinion of the Chair, should be considered as a matter of urgency in accordance with Section 100B(4)(b) of the Local Government Act 1972.

THE DISTRICT COUNCIL OF TANDRIDGE

PLANNING COMMITTEE

Minutes and report to Council of the meeting of the Committee held in the Council Chamber, Council Offices, Station Road East, Oxted on the 11 January 2024.

PRESENT: Councillors Blackwell (Chair), Wren (Vice-Chair), Black, Chotai, Chris Farr, Sue Farr, Gray, Moore, Prew, Steeds and Bilton (Substitute - in place of Botten)

ALSO PRESENT: Councillors Gaffney, Alun Jones, Smith and Nicholas White

APOLOGIES FOR ABSENCE: Councillor Botten

200. DECLARATIONS OF INTEREST

Councillor Bilton declared an interest in agenda item 4.1 (5 Narrow Lane, Warlingham, Surrey, CR6 9HY – minute number 202) on the basis that she knew the applicant. For this reason, Councillor Bilton agreed to leave the Council Chamber whilst the application was determined.

201. MINUTES FROM THE MEETING HELD ON THE 7TH DECEMBER 2023

The minutes of the meeting were confirmed and signed by the Chair.

202. 2023/443 - 5 NARROW LANE, WARLINGHAM, SURREY, CR6 9HY

Before the Committee debated the item Councillor Bilton left the Council Chamber due to her previously declared interest in the application.

The committee considered an application for the demolition of an existing dwelling and erection of 4 dwellings with associated access, parking and landscaping.

The officer recommendation was to permit, subject to conditions.

Mrs Linda Dicker, an objector, spoke against the application.

Councillor Nathan Adams of Warlingham Parish Council spoke against the application.

Ms Hannah Staples, representing the applicant, spoke in favour of the application.

Councillor Prew proposed the following three motions for refusal:

- 1. The proposal would provide a shortfall in on-site parking which would not accord in full with the adopted Parking Standards SPD (2012) resulting in additional on-street parking which would cause congestion and harm to amenity of existing neighbouring residents and future residents of the proposed development. The proposal would be contrary to Policy DP7 of the Tandridge Local Plan Part 2: Detailed Policies 2014.*

2. *The proposal, by reason of its scale, design and bulk would represent inappropriate back land development that would not be sympathetic to the local context and would result in overdevelopment and unacceptable intensification of the site. Furthermore, the proposal would fail to reflect the character and appearance of the site, street scene and surrounding area. This would be contrary to Policy CSP18 of the Tandridge Core Strategy 2008, Policies DP7 and DP8 of the Tandridge Local Plan: Part 2: Detailed Policies (2014).*
3. *The proposal, due to the siting and proximity of the proposed building from neighbouring properties, would result in in overbearing effects, overlooking and a loss of privacy to neighbouring residential properties which would adversely impact on the amenities of the occupiers, thereby contrary to Policy CSP18 of the Tandridge District Core Strategy (2008) and Policy DP7 of the Tandridge Local Plan Part 2: Detailed Policies (2014).*

Councillors Steeds, Wren and Chotai seconded the motions. Upon being put to the vote the motions were carried.

RESOLVED – that planning permission be refused.

203. 2023/422 - AVANTE, 71 CROYDON ROAD, CATERHAM, SURREY, CR3 6EX

Before the Committee debated the item Councillor Bilton returned to the Council Chamber.

The committee considered an application for the addition of 2 storeys of residential accommodation to an existing residential and commercial building to provide 7 new additional flats.

The officer recommendation was to refuse.

Kimberley Cherrie-Rees, an objector, spoke against the application.

Councillor Jeremy Webster of Caterham Valley Parish Council, spoke against the application.

Councillor Gaffney requested that the committee consider the following additional reason for refusal of the application:

The proposal would provide insufficient off-street parking to meet the requirements of the resultant dwellings at the site, leading to conditions prejudicial to the amenities of the immediate area, local residents and to the existing and future occupiers of the dwellings contrary to Policies CSP12 and CSP18 of the Tandridge District Core Strategy DPD 2008, Policies DP5 and DP7 of the Tandridge Local Plan Part 2: Detailed Policies 2014, Policy CCW5 of the Caterham, Chaldon and Whyteleafe Neighbourhood Plan 2021, the Council's adopted Parking Standards SPD 2012 and The National Planning Policy Framework (2023).

The motion was proposed by Councillor Gray and seconded by Councillor Prew. Upon being put to the vote the motion was passed.

RESOLVED – that the application be refused for the reasons set out in the report and with the additional reason for refusal added by the committee.

204. 2023/1251 - COMMUNAL BLOCK, NEWHACHE, DORMANSLAND, LINGFIELD, SURREY, RH7 6PX

The committee considered an application for the conversion of a disused community space on the ground floor of a two storey block of flats into a two bedroom flat.

The Officer's recommendation was to permit, subject to conditions.

RESOLVED – that planning permission be granted, subject to conditions.

205. RECENT APPEAL DECISIONS RECEIVED

The committee received an update on the following appeal decisions:

TA/2021/2067 – 10 Westerham Road, Limpsfield, RH8 0ER. The appeal was dismissed on 4 January 2024 (appeal reference: APP/M3645/W/23/3316608).

TA/2022/364 - Land to the west of Osney Lodge Farm, Byers Lane, South Godstone, RH9 8JH. The appeal was dismissed on 4 January 2024 (appeal reference: APP/M3645/W/22/3309535).

Rising 9.06 pm

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REPORT TO THE PLANNING COMMITTEE ON 1 FEBRUARY 2024

AGENDA ITEM 4

APPLICATIONS FOR CONSIDERATION BY THE COMMITTEE

To consider the applications detailed in items 4.1 to 4.3.

Notes:

- (i) All letters received commenting on applications adversely or otherwise will be available in the Council Chamber for inspection by Members prior to the meeting. Summaries of the public responses to applications are included in the reports although Members should note that non-planning comments are not included.
- (ii) Arrangements for public participation in respect of the applications will be dealt with immediately prior to the commencement of the meeting.

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Background papers: Surrey Waste Plan 2008; Surrey Minerals Plan Core Strategy 2011; The Tandridge Core Strategy Development Plan Document 2008; The Tandridge Local Plan: Part 2 – Detailed Policies 2014; Woldingham Neighbourhood Plan 2016; The Harestone Valley and Woldingham Design Guidance Supplementary Planning Documents 2011; Village Design Statement for Lingfield – Supplementary Planning Guidance; Woldingham Village Design Statement – Supplementary Planning Guidance; Conservation Area Appraisal of the Bletchingley Conservation Area Supplementary Planning Guidance; Limpsfield Neighbourhood Plan 2019

Government Advice: National Planning Policy Framework
Planning Practice Guidance (PPG)

PLANNING COMMITTEE – 1 FEBRUARY 2024 – RECOMMENDATIONS

ITEM NO.	APPLICATION NO.	SITE ADDRESS	APPLICATION DETAILS	RECOMMENDATION
4.3	2023/1392	Street Sign In Front Of Pharmacy, Pollards Oak Road, Hurst Green, RH8 0JP	Installation of 2no 6 metre and 1no 5 metre CCTV camera columns for District and Parish CCTV scheme.	PERMIT subject to conditions

SUMMARY OF RELEVANT POLICIES & NATIONAL ADVICE FOR PLANNING APPLICATIONS IN APPENDIX A.

Core Strategy

Policy CSP1 sets several strategic aims in terms of the location of development. It seeks to promote sustainable patterns of travel, make the best use of land within the existing built-up areas.

Policy CSP2 sets out the Council's approach to housing supply.

Policy CSP3 seeks to manage the delivery of housing when the Council exceeds its rolling 5-year supply by more than 20%. When such an oversupply exists, the Council will refuse development of unidentified residential garden land sites of 5 units and above or site larger than 0.2ha where the number of dwellings is unknown. Account must be taken of smaller sites forming parts of larger sites and infrastructure provision as well as significant social or community benefits.

Policy CSP4 is an interim holding policy pending the adoption of a substitute policy in an Affordable Housing DPD. It sets a threshold within built up areas of 15 units or more or sites in excess of 0.5ha and within rural areas of 10 units or more. The policy requires that up to 34% of units would be affordable in these cases with the actual provision negotiated on a site by site basis. There is a requirement that up to 75% of the affordable housing will be provided in the form of social rented or intermediate or a mix of both.

Policy CSP5 refers to rural exception sites and states that exceptionally, land adjoining or closely related to the defined rural settlements which would otherwise be considered inappropriate for development may be developed in order to provide affordable housing subject to certain criteria.

Policy CSP7 requires sites providing 5 units or more to contain an appropriate mix of dwelling sizes in accordance with identified needs.

Policy CSP8 sets out the Council's approach to the provision of Extra Care Housing, including its targets for such provision.

Policy CSP9 sets out the criteria for assessing suitable Gypsy and Traveller sites to meet unexpected and proven need.

Policy CSP11 sets out the Council's approach to infrastructure and service provision.

Policy CSP12 seeks to manage travel demand by requiring preference to walking, cycling and public transport; infrastructure improvements where required and use of adopted highway design standards and parking standards.

Policy CSP13 seeks to retain existing cultural, community, recreational, sport and open space facilities and encourage new or improved facilities.

Policy CSP14 seeks to encourage all new build or residential conversions meet Code level 3 as set out in the Code for Sustainable Homes and that commercial development with a floor area over 500sq m will be required to meet BREEAM "Very Good" standard. On site renewables are also required.

Policy CSP15 seeks to ensure that the design and layout of development is safe and secure, that new buildings are adaptable for the disabled and elderly, that information technology can be included, that all development is accessible to all groups and that grey water recycling and/or segregated surface and foul water disposal is used.

Policy CSP16 sets out the Council's position on aviation development in the District with specific reference to its position on development at Redhill Aerodrome.

Policy CSP17 requires that biodiversity is taken into account.

Policy CSP18 seeks to ensure that developments have a high standard of design respecting local character, setting and context. Amenities of existing occupiers must be respected. Wooded hillsides will be respected and green space within built up areas protected. Development on the edge of the Green Belt must not harm the Green Belt.

Policy CSP19 sets a range of densities for new development.

Policy CSP20 sets out the Council's principles for the conservation and enhancement of the AONBs and AGLVs.

Policy CSP21 states that the character and distinctiveness of the District's landscapes and countryside will be protected, and new development will be required to conserve and enhance landscape character.

Policy CSP22 sets out how the Council will seek to develop a sustainable economy.

Policy CSP23 set out specific aims for the town centres of Caterham Valley and Oxted.

Tandridge Local Plan: Part 2 – Detailed Policies – 2014

Policy DP1 sets out the general presumption in favour of sustainable development.

Policy DP2 sets out the policies for development in the town centres, including within the primary and secondary shopping frontages

Policy DP3 sets out the policies for development in local centres, other centres and villages

Policy DP4 sets out the circumstances under which proposals for the alternative use of commercial and industrial sites will be permitted.

Policy DP5 sets out criteria for assessing whether proposals are acceptable in relation to highway safety and design.

Policy DP6 sets out criteria for assessing proposals for telecommunications infrastructure.

Policy DP7 is a general policy for all new development. It outlines that development should be appropriate to the character of the area, provide sufficient parking, safeguard amenity and safeguard assets, resources and the environment, including trees.

Policy DP8 sets out a number of criteria for assessing whether the redevelopment of residential garden land will be acceptable.

Policy DP9 sets out the circumstances in which the erection of gates, walls and other means of enclosure will be permitted.

Policy DP10 confirms the general presumption against inappropriate development in the Green Belt and states that inappropriate development will only be permitted where very special circumstances exist which clearly outweigh the potential harm to the Green Belt by reason of inappropriateness and any other harm.

Policy DP11 sets out the circumstances in which development in the Larger Rural Settlements will be permitted.

Policy DP12 sets out the circumstances in which development in the Defined Villages in the Green Belt will be permitted.

Policy DP13 sets out the exceptions to the Green Belt presumption against inappropriate development in the Green Belt and the circumstances in which new buildings and facilities, extensions and alterations, replacement of buildings, infill, partial or complete redevelopment and the re-use of buildings will be permitted.

Policy DP14 sets out a number of criteria for assessing proposals for garages and other ancillary domestic buildings in the Green Belt.

Policy DP15 sets out criteria for assessing proposals for agricultural workers' dwellings in the Green Belt.

Policy DP16 states that the removal of agricultural occupancy conditions will be permitted where the Council is satisfied that there is no longer a need for such accommodation in the locality.

Policy DP17 sets out criteria for assessing proposals for equestrian facilities.

Policy DP18 sets out the circumstances in which development involving the loss of premises or land used as a community facility will be permitted.

Policy DP19 deals with biodiversity, geological conservation and green infrastructure.

Policy DP20 sets out the general presumption in favour of development proposals which protect, preserve or enhance the interest and significance of heritage assets and the historic environment.

Policy DP21 deals with sustainable water management, and sets out criteria for assessing development in relation to water quality, ecology and hydromorphology, and flood risk.

Policy DP22 sets out criteria for assessing and mitigating against contamination, hazards and pollution including noise.

Woldingham Neighbourhood Plan 2016

Policy L1 is a general design policy for new development

Policy L2 sets out criteria for assessing new development proposals in relation to the Woldingham Character Areas

Policy L3 relates to landscape character

Policy L4 relates to proposals for new community facilities

Policy L5 relates to development proposals for The Crescent and its regeneration

Policy L6 seeks to support improvements to the accessibility of Woldingham Station

Policy L7 relates to the development of broadband and mobile communications infrastructure

Policy L8 seeks to safeguard a number of Local Green Spaces as designated by the Plan

Policy C1 seeks to promote residents' safety

Policy C2 seeks to support proposals and projects which improve local transport services

Policy C3 supports the improvement of pedestrian and cycle routes

Policy C4 supports proposals which promote networking and residents' involvement on local societies and organisations

Limpsfield Neighbourhood Plan 2019

Policy LN1 sets out a spatial strategy for the Parish.

Policy LN2 requires that all new development provides an appropriate mix of housing types and size, including smaller units (3 bedrooms or fewer) for sites over a certain size.

Policy LN3 seeks a high quality of design, reflecting the distinctive character of particular areas of the Parish.

Policy LN4 relates to new development in the Limpsfield Conservation Area.

Policy LN5 relates to landscape character.

Policy LN6 identifies a number of Local Green Spaces, and seeks to protect their use.

Policy LN8 seeks to promote biodiversity.

Policy LN9 relates to business and employment, including in relation to Oxted town centre.

Policy LN10 relates to the rural economy.

Policy LN11 seeks to protect community services in Oxted town centre.

Policy LN12 seeks to protect community services in Limpsfield Village and other parts of the Parish.

Policy LN13 supports sustainable forms of transport.

Policy LN14 supports the provision of super-fast broadband.

Caterham, Chaldon and Whyteleafe Neighbourhood Plan 2021

Policy CCW1 – gives support to proposals identified for their Housing Site Availability during the period 2015-2026

Policy CCW2 – supports proposals for sub-division of larger residential properties into one, two, three-bedroom dwellings

Policy CCW3 – supports proposals for housing which optimise housing delivery in accordance with guidance contained in the Urban Capacity Study and outlines density range of 30-55 dwellings per hectare for land not covered in the Urban Capacity Report.

Policy CCW4 – sets out that development is expected to preserve and enhance the character of the area in which it is located.

Policy CCW5 – sets out that development proposals which integrate well with their surroundings, meet the needs of residents and minimise impact on the local environment will be supported where they demonstrate high quality of design and accord with the criteria of this policy.

Policy CCW6 – support proposals which incorporate measures to deliver environmentally sustainable design to reduce energy consumption and mitigate effects of climate change in line with building design measures contained in the policy.

Policy CCW7 – supports proposals which provide incubator/start-up business space and/or establishes enterprise/business park developments.

Policy CCW8 – resists the loss of local and neighbourhood convenience shops unless justification is present on viability grounds. Proposals to improve the quality and appearance of shop fronts and signage will be supported which have regards to CCW6.

Policy CCW9 – proposals for recreational and tourism development including a Visitor Centre will be supported where the criteria of this policy are met. Proposals for the improvement of signage for local facilities will be supported provided they integrate with their surroundings.

Policy CCW10 – supports development proposals which do not have a significantly detrimental impact on locally significant views as listed/mapped in the Neighbourhood Plan (Figures 7.1, 7.2-7.5, with detailed descriptions in Appendix A).

Policy CCW11 – sets out that there are 22 areas designated as Local Green Spaces on the policies map for the Neighbourhood Plan. Proposals which demonstrably accord with development appropriate in the Green Belt will be supported.

Policy CCW12 – proposals for provision of allotments and/or community growing spaces will be supported where accessible and within/adjacent to defined settlement areas. The loss of such space will not be supported unless alternative and equivalent provision is provided.

Policy CCW14 – encourages proposals for new/improved community facilities where criteria in the policy are met. The loss of such facilities will only be supported if alternative and equivalent facilities are provided.

Policy CCW15 – proposals for the expansion of existing public houses to develop appropriate community-based activities will be supported subject to compliance with other relevant policies and provide the design is in keeping with local character/distinctiveness. Proposals for the change of use of public houses will only be supported if the use is demonstrably unviable.

Policy CCW16 – supports proposals for provision of both traditional consecrated and green/woodland burial sites provided the criteria of this policy are met.

Policy CCW17 – supports proposals which facilitate or enhance the delivery of health services on a pre-set list of sites (contained within the policy), except for those within the Green Belt. Proposals for relocation/expansion of health services will be supported where they satisfy the criteria of this policy.

Policy CCW18 – except on Green Belt land, proposals which facilitate and enhance existing schools and associated playing fields will be supported subject to compliance with the criteria in this policy (sub-paragraph A). Proposals for new schools will be supported where they satisfy the criteria of this policy (sub-paragraph B).

Policy CCW19 – supports new residential, commercial and community development proposals being served by superfast broadband (fibre-optic). Where this is not possible, practical or viable, the development should incorporate ducting for potential future installation.

Supplementary Planning Documents (SPDs) and Supplementary Planning Guidance (SPGs)

SPG (Lingfield Village Design Statement), adopted in January 2002, seeks to ensure that the village retains its individuality and character through future development both large and small. It provides general guidelines for new development and requires amongst other things that the design of new buildings should be sympathetic to the style of buildings in the locality both in size and materials.

SPG (Woldingham Village Design Statement) adopted in September 2005 provides guidance for development within Woldingham. Residential extensions should respect the size and proportions of the original house and plot. Boundary treatments should maintain the rural street scene, imposing entrances are out of keeping, and front boundaries should be screened with plantings or have low open wooded fences.

SPD (Woldingham Design Guidance) adopted March 2011 and seeks to; promote good design, protect and enhance the high quality character of the area, and to apply design principles on a sub-area basis to maintain and reinforce character.

SPD (Harestone Valley Design Guidance) adopted March 2011 and seeks to; promote good design, protect and enhance the high quality character of the area, and to apply design principles on a sub-area basis to maintain and reinforce character.

SPD (Tandridge Parking Standards) adopted September 2012 sets out standards for residential and non-residential vehicular parking and standards for bicycle parking.

SPD (Tandridge Trees and Soft Landscaping) adopted November 2017 sets out the Council's approach to the integration of new and existing trees and soft landscaping into new development, and seeks to ensure that trees are adequately considered throughout the development process.

National Advice

The National Planning Policy Framework (NPPF) constitutes guidance for local planning authorities and decision-takers both in drawing up plans and as a material consideration in determining applications. It sets out the Government's planning policies for England and how these are expected to be applied. It states that there are three dimensions to sustainable development: economic, social and environmental, and confirms the presumption in favour of sustainable forms of development which it states should be seen as a golden thread running through both plan-making and decision-taking.

The Government has also published national Planning Practice Guidance (PPG) which is available online and covers a number of policy areas and topics.

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ITEM 4.3

Application: 2023/1392

Location: Street Sign In Front Of Pharmacy, Pollards Oak Road, Hurst Green, RH8 0JP

Proposal: Installation of 2no 6 metre and 1no 5 metre CCTV camera columns for District and Parish CCTV scheme.

Ward: Oxted South

Decision Level: Planning Committee

Constraints – Biggin Hill Safeguarding, TDC legal land terrier 11/13, Railway Line(s) within 30m, Road Local D - Pollards Oak Road, Risk of Flooding from Surface Water – 1000, Urban Area(s)

RECOMMENDATION: **PERMIT subject to conditions**

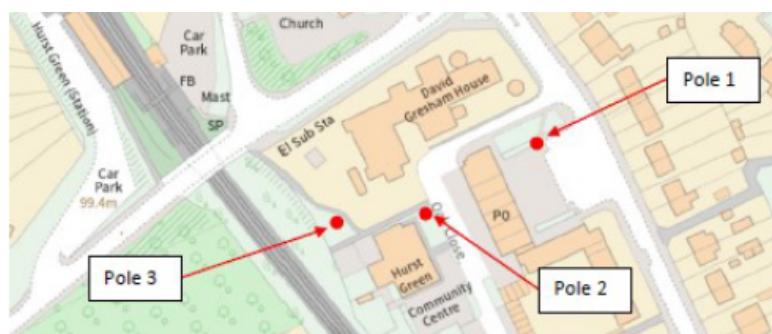
1. This application is reported to Committee as it is Council owned land.

Summary

2. Planning permission is sought for the erection of 3No. CCTV camera columns each to house a CCTV camera. The proposal would not result in an adverse impact upon the character and appearance of the surrounding area and would not harm neighbouring amenity. As such, it is recommended that this application is approved.

Site Description

3. The CCTV cameras and poles are proposed in three locations. Pole 1 is to be located in front of the pharmacy in Pollards Oak Road, Pole 2 would be in the grass verge to the left of the footpath from Oak Close to Greenhurst Lane towards the north eastern corner of the Community Centre and Pole 3 would be in the grass verge to the left of the footpath from Oak Close to Green Hurst Lane towards the north western corner of the Community Centre as shown below:



Relevant History

4. No relevant history.

Key Issues

5. The site lies within an urban area of Hurst Green where the principle of development is acceptable. The key issues are whether the proposal would

have a negative impact upon the neighbouring premises and the character and appearance of the site and surrounding area.

Proposal

6. Planning permission is sought for 2no. 6 metre and 1no. 5 metre CCTV columns and cameras for District and Parish CCTV scheme.

Development Plan Policy

7. Tandridge District Core Strategy 2008 – Policies CSP1, CSP18,
8. Tandridge Local Plan: Part 1 – Detailed Policies 2014 – Policies DP1, DP7,
9. Emerging local plan – Not applicable.
10. Woldingham Neighbourhood Plan 2016 – Not applicable.
11. Limsfield Neighbourhood Plan 2019 – Not applicable.
12. Caterham, Chaldon and Whyteleafe Neighbourhood Plan 2021 – Not applicable.

National Advice

13. National Planning Policy Framework (NPPF) (2023)
14. Planning Practice Guidance (PPG)
15. National Design Guide (2019)

Consultation Responses

16. As it is not considered that the likely net additional traffic generation, access arrangements and parking would have a material impact on the safety and operation of the public highway, the Highway Authority were not consulted on this application.
17. Oxted Parish Council - The Parish Council is the applicant and fully supportive of the application.

Public Representations/Comments

18. Third Party Comments – none received.

Assessment

19. Procedural note
The Tandridge District Core Strategy and Detailed Local Plan Policies predate the NPPF as published in 2023. However, paragraph 225 of the NPPF (Annex 1) sets out that existing policies should not be considered out-of-date simply because they were adopted prior to the publication of the Framework document. Instead, due weight should be given to them in accordance with the degree of consistency with the current Framework.

CCTV cameras can be installed without the need for planning permission. There are Permitted Development Rights available for cameras fixed to a building (Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2 Part 2 Class F) subject to limitations on appearance, number and heritage impact. There are limitations on the number of cameras and how they are fixed to a building; a condition requiring cameras to be sited so as to minimise effect on the external appearance of the building; and that the camera is removed as soon as reasonably practicable after it is no longer required. The limitations on permitted development rights concern themselves with the appearance of the camera installation and not what the system is viewing or monitoring. However, permitted development rights do not extend to freestanding or pole mounted CCTV cameras except for Crown rights for the purpose of national security (Part 19, Class S).

The proposed CCTV cameras do not benefit from permitted development rights and requires express planning permission. The application should be determined in consideration of the policies of the Development Plan and having regard to any material considerations.

Non-domestic operators of CCTV systems will need to abide by a framework of other legislative and regulatory provisions. These include:

- The Data Protection Act 1998
- Freedom of Information Act
- Protection of Freedoms Act 2012
- Surveillance Camera Code of Practice (and Surveillance Camera Commissioner)
- Human Rights Act

The Surveillance Camera Code of Practice includes 12 guiding principles for the use of CCTV systems. The applicant will need to have due regard to the surveillance camera code and ensure the CCTV cameras are operated in a compliant manner.

20. Location and principle of development

The application site lies within an Urban Area within which Core Strategy Policy CSP1 identifies that development will take place to promote sustainable patterns of travel and in order to make the best use of previously developed land and where there is a choice of mode of transport available and where the distance to travel services is minimised. The principle of new development would be acceptable provided that it would meet the relevant criteria regarding its design and appearance as assessed below. Policy DP1 of the Local Plan (2014) advises that when considering development proposal, the council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. As such, there is no objection in principle to the location of the development and Core Strategy Policy CSP1 and Local Plan Policy DP1 in this regard.

21. Character and appearance

Policy CSP18 of the Core Strategy requires new development to be of a high standard of design that must reflect and respect the character, setting and local context, including those features that contribute to local distinctiveness.

Policy DP7 of the Local Plan provides the Council's general policy for new development and requires proposals to respect and contribute to

distinctiveness of the area in which it is located and to have a complementary building design and materials.

The surrounding area is mainly residential in nature with a small parade of retail properties with residential properties above, to the west of Pollards Oak Road and the Community Centre to the west (rear) of these buildings. The supporting information confirms that these CCTV cameras will assist in the reduction of crime and enhance public safety. The design of the proposed lighting columns is fairly typical of a street lighting column with heights above ground level of 5m and 6m respectively. Whilst the proposed pole to the front of the existing pharmacy would be visible from within the street scene, it is in keeping with the nature of surrounding lamp posts and other street furniture in the area. The applicant considers the proposed pole and camera to be a proportionate response to residents safeguarding needs.

For the above reasons, it is considered that the proposed development would be acceptable in terms of character and appearance and would therefore comply with the provisions of Policies DP7 of the Tandridge Local Plan: Part 2 - Detailed Policies and Policy CSP18 of the Core Strategy.

22. Impact on neighbouring amenity

Policy CSP18 of the Core Strategy advises that development must not significantly harm the amenities of the occupiers of neighbouring properties by reason of overlooking, overshadowing, visual intrusion, noise, traffic, and any other adverse effect.

Policy DP7 part (6) states that proposals should not significantly harm the amenity of neighbouring properties by reason of pollution (noise, air or light), traffic, or other general disturbance. Part (7) of Policy DP7 states that proposals should not significantly harm the amenities and privacy of occupiers of neighbouring properties (including their private amenity space) by reason of overlooking or its overshadowing or overbearing effect.

Criteria 6-9 of Policy DP7 of the Local Plan Part 2: Detailed Policies seek also to safeguard amenity, including minimum privacy distances that will be applied to new development proposals.

Pole 1 is proposed to replace an existing parking sign which is located to the front of the retail premises which is close to an existing streetlamp within this frontage. Poles 2 and 3 are proposed to be located to the southern side of the footpath which runs between the Community Centre and David Gresham House. However, it is not considered that, given their design and nature, these poles and CCTV cameras would have a harmful impact upon neighbouring amenity.

For the reasons above, the proposal is considered acceptable in terms of the potential impact upon the residential amenities and would therefore comply with the provisions of Policy DP7 of the Tandridge Local Plan: Part 2 – Detailed Policies and Policy CSP18 of the Core Strategy.

23. Conclusion

The proposed poles and CCTV cameras are not considered to harm the character of the surrounding area and would not result in significant harm to the amenity of neighbouring properties. As such it is recommended that this application is approved.

24. The proposal is in accordance with the aims and objectives of the NPPF and the Government's Planning Practice Guidance (PPG). It is considered that in respect of the assessment of this application significant weight has been given to policies within the Council's Core Strategy 2008 and the Tandridge Local Plan: Part 2 – Detailed Policies 2014 in accordance with the NPPF 2023. Due regard as a material consideration has been given to the NPPF and PPG in reaching this recommendation.
25. All other material considerations, including third party comments, have been considered but none are considered sufficient to change the recommendation.

RECOMMENDATION:

PERMIT subject to conditions

Conditions:

1. The development hereby permitted shall start not later than the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. This decision refers to drawings numbered 29454-1, 28346-1, block plan and red-edged site plan received on 15th November 2023. The development shall be carried out in accordance with these approved drawings. There shall be no variations from these approved drawings.

Reason: To ensure that the scheme proceeds as set out in the planning application and therefore remains in accordance with the Development Plan.

3. The materials to be used on the external faces of the proposed development shall be in accordance with the details shown on the submitted application particulars.

Reason: To ensure that the new works harmonise with the existing building to accord with Policy CSP18 of the Tandridge District Core Strategy 2008 and Policy DP7 of the Tandridge Local Plan: Part 2 – Detailed Policies 2014.

Informatives:

1. Condition 2 refers to the drawings hereby approved. Non-material amendments can be made under the provisions of Section 96A of the Town and Country Planning Act 1990 and you should contact the case officer to discuss whether a proposed amendment is likely to be non-material. Minor material amendments will require an application to vary condition 2 of this permission. Such an application would be made under the provisions of Section 73 of the Town and Country Planning Act 1990. Major material amendments will require a new planning application. You should discuss whether your material amendment is minor or major with the case officer. Fees may be payable for non-material and material amendment requests. Details of the current fee can be found on the Council's web site.
2. The applicant is advised that they will need to fully comply with the requirements of the General Data Protection Regulations and the Data

Protection Act, and the CCTV cameras should be installed so that privacy intrusion for the occupiers of adjacent properties is minimised.

3. The development has been assessed against Tandridge District Core Strategy 2008 Policies CSP1, CSP18, Tandridge Local Plan: Part 2: Detailed Policies – Policies DP1, DP7, and material considerations. It has been concluded that the development, subject to the conditions imposed, would accord with the development plan and there are no other material considerations to justify a refusal of permission.
4. The Local Planning Authority has acted in a positive and proactive way in determining this application, as required by the NPPF (2023), and has assessed the proposal against all material considerations including the presumption in favour of sustainable development and that which improves the economic, social and environmental conditions of the area, planning policies and guidance and representations received.



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