

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 7 March 2024.

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

ALSO PRESENT: Councillors Allen, Groves and North

APOLOGIES FOR ABSENCE: Councillors Botten, Chotai and Steeds

250. 2023/1306 - 14 STANSTEAD ROAD, CATERHAM, SURREY, CR3 6AA

The committee considered an application for the erection of four semi-detached houses with associated hard and soft landscaping.

The Officer recommendation was to permit, subject to conditions.

Mr Robert Barber, an objector spoke against the application.

Councillor Maria Grasso of Caterham on the Hill Parish Council spoke against the application.

Mr David Ciccone, the applicant's agent, spoke in favour of the application.

Councillor Groves proposed the following two motions for refusal.

1. *The proposal, by reason of its scale, bulk and massing of the resultant buildings would cause the dwellings at the site to not respect the existing development within the area and, therefore, the development would have an adverse impact on the character and appearance of the site 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, Policies CCW4 and CCW5 of the Caterham, Chaldon and Whyteleafe Neighbourhood Plan (2021) and the NPPF (2023).*
2. *By reason of the proposed car parking layout, the arrangement would be impracticable where cars would be blocked in 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 and Policies CCW4 and CCW5 of the Caterham, Chaldon and Whyteleafe Neighbourhood Plan (2021).*

The motions were proposed by Councillor Gray and seconded by Councillor Prew. Upon being put to the vote, the motions were carried.

RESOLVED – that planning permission be refused.

251. 2023/775 - STABLES, MANOR LIVERY, MANOR ROAD, TATSFIELD, WESTERHAM, SURREY, TN16 2ND

The committee considered an application for the demolition of existing buildings and erection of three single storey dwellings with associated parking and landscaping.

The Officer recommendation was to permit subject to conditions.

Mr Adam Wilkinson, an objector, spoke against the application.

Councillor Jason Syrett of Tatsfield Parish Council spoke against the application.

Mr Andy Wilkins, the applicant's agent, spoke in favour of the application.

Councillor Allen proposed the following motion for refusal.

The proposal would result in a loss of a commercial/industrial site. It has not been demonstrated that the site is unsuitably located or that the current site use is no longer viable, even for an alternative commercial use or as part of a mixed use development scheme, contrary to Policy CSP22 of the Tandridge District Council Core Strategy 2008 and Policy DP4 of the Tandridge Local Plan, Part 2, Detailed Policies 2014.

The motion was proposed by Councillor Moore and seconded by Councillor Sue Farr. Upon being put to the vote, the motion was carried.

R E S O L V E D – that planning permission be refused.

252. 2023/1272 - 19 HILLTOP WALK, WOLDINGHAM, CATERHAM, SURREY, CR3 7LJ

The committee considered an application for the removal of the roof and various external walls of the property, with the exception of the side and front of the property, and the rebuilding of the structure in association with a single storey side and rear extensions with a new roof over and a front porch. In addition, construction of hardstanding to serve as parking would also be undertaken.

The Officer recommendation was to permit, subject to condition.

Mr Geoffrey King, an objector, spoke against the application.

Councillor Leanna McEwan of Woldingham Parish Council spoke against the application.

Mrs Nicola Gavin, the applicant, spoke in favour of the application.

Councillor North put forward the following motion for refusal.

The size and scale of the proposal would cause definitional, spatial and visual harm to the openness of the Green Belt. There are no very special circumstances that would clearly outweigh the harm identified. As such, the proposal constitutes inappropriate development in the Green Belt which is contrary to the provisions of the NPPF (2023) and Policies DP10 and DP13 of the Tandridge Local Plan Part 2: Detailed Policies (2014).

The motion was proposed by Councillor Prew and seconded by Councillor C Farr. Upon being put to the vote, the motion was lost.

RESOLVED – that planning permission be granted.

253. TPO NO.7 2023 - 15A BUXTON LANE, CATERHAM, CR3 5HG

The committee considered the details of a report requesting confirmation of Tree Preservation Order No.7, 2023.

The Officer recommendation was to confirm the Tree Preservation Order.

Ms Freyja Chapman, an objector, spoke against the application.

RESOLVED – that Tree Preservation Order No.7, 2023. be confirmed.

254. 2023/1344 - LAND TO THE WEST OF HIGH WOLD, PARK VIEW ROAD, WOLDINGHAM, CR3 7DA

The committee considered an application for the erection of a single detached dwelling with parking and turning areas using existing access from Park View Road.

The Officer recommendation was to permit, subject to condition.

Mr Geoffrey King, an objector, spoke against the application.

Councillor Deborah Sherry of Woldingham Parish Council spoke against the application.

Mr Tim Blackman, the applicant's agent, spoke in favour of the application.

Councillor North put forward the following two motions for refusal.

1. *The proposal, by reason of the access, layout, design, scale, placement and height, would have an adverse impact on the host dwelling and on the character and appearance of the surrounding area. As a result, the proposal would fail to maintain or enhance the distinctive character and appearance of the area. The proposal would therefore be contrary to Policies CSP1 and CSP18 of the Tandridge District Core Strategy (2008), Policies DP7 and DP8 of the Tandridge Local Plan Part 2: Detailed Policies (2014), the Woldingham Neighbourhood Plan, the Woldingham Design Guide, the Woldingham Village Design Statement, and the NPPF (2023).*
2. *The proposal comprises the inappropriate subdivision of an already subdivided plot which would result in an uncharacteristic form of piecemeal development which would detract from the established spacious character of the surrounding area contrary to Policies CSP1 and CSP18 of the Tandridge Council Core Strategy (2008), Policies DP7, DP8 of the Tandridge Local Plan: Part 2 – Detailed Policies (2014), the Woldingham Neighbourhood Plan (2016) and the NPPF.*

The motions were proposed by Councillor Prew and seconded by Councillor Chris Farr. Upon being put to the vote, the motions were carried.

RESOLVED – that planning permission be refused.

Rising 10.35 pm