

**MINUTES OF THE WARLINGHAM PARISH COUNCIL PLANNING COMMITTEE
MEETING HELD ON 12 DECEMBER 2023**

Present:

*Councillors (Cllrs): Matthew Elmer,
Debbie Mayhew and Jeremy Pursehouse.
Non-Council Committee Member: Lauren Gates.*

Attending:

none

Meeting started at 7:55pm and closed at 8:40pm

Present: Simon Bold, Clerk

1. Election of Chairman for this meeting

Cllr Mayhew proposed and Cllr Pursehouse seconded that Cllr Elmer be elected Chairman.

2. Apologies

Cllr Anna Patel had provided her apologies prior to the meeting.

3. Code of Conduct - declarations of interest in items on the agenda

Cllr Mayhew declared a Disclosable Pecuniary Interest in respect of application 2023/1370 (16 Westhall Park) – as a result, Cllr Mayhew stated that she would not participate in any discussion of this application. No other Cllrs declared a Disclosable Pecuniary Interest and/or ‘Other Interests’ in respect of items on the agenda.

4. Minutes of previous Planning Committee meeting

The minutes of the 14 November 2023 meeting were approved and signed by the Chairman. The Clerk to upload a copy to the Council’s website.

SB

5. Planning cases

a) To consider planning applications notified by Tandridge District Council (TDC) since the last Planning Committee meeting.

Appendix A shows the applications that were discussed and the resolutions/ actions for each. The Clerk to send the Council’s comments to TDC. As the Committee was not quorate in respect of application 2023/1370, a review of this application will be carried over to the next meeting.

SB

b) If appropriate, to review and agree next steps in respect of other ‘yet to be determined’ applications, applications expected to be considered by TDC’s Planning Committee, recent planning decisions by TDC and any planning appeals from applicants.

The Clerk advised of two planning appeals notified by TDC since the last Committee meeting as follows: 2023/24 (Development site at Tanglewood, Tydcombe Road, CR6 9LU) and 2023/1184 (7 Tydcombe Road, CR6 9LU).

6. Next Meeting

The next meeting was scheduled to take place on the 9th January 2024. The Clerk to check the availability of all Committee members nearer the time.

SB

7. Public Bodies (Admissions to Meetings) Act 1960 Sub-section 2:

None.

Signed.....

APPENDIX A

PLANNING COMMITTEE LIST OF APPLICATIONS 12 DECEMBER 2023

Application number	Address	Description	Planning Committee resolution (summary)
2023/1385	79 Farleigh Road, Warlingham, CR6 9EJ	Demolition of the existing buildings at 79-81 Farleigh Road and redevelopment of the site for 14 residential units (12 apartments and 2 houses) with associated access, parking and landscaping. (Outline application for Access, appearance, layout and scale).	Objections raised including over-development, loss of commercial space, lack of adequate on-site parking and risks to pedestrians and other road users.
2023/1463/TPO	64 Westhall Road, Warlingham, CR6 9BH	T1) - Beech - Fell. (Not protected.) T2) - Beech - Remove the lowest limb from over garage to provide clearance from garage. T3) - Large Multistemmed beech - educe height by 3m & sides by approx. 2.5 all round. Remove dead wood - Finished height to be 18m with a 4-5m radial spread.	No comment.
2023/1296/TPO	86 Leas Road, Warlingham, CR6 9LL	T1) - Ash - Fell to Ground level. (Please refer to photo provided.)	No comment.
2023/1398	Land Adjacent 106 Sunnybank, Warlingham, CR6 9SS	Demolition of an existing residential annexe and outbuildings on land adjacent to 106 Sunnybank, and the erection of a single 3 Bedroom, 5 person detached house with associated access, parking and landscaping	No objection.
2023/1423/TPO	4 Spire Place, Warlingham, CR6 9LW	Refer to photo provided. T1) - Tree of Heaven - Reduce to previous reduction points due to weak unions and branch failure from previous pollarding. An overall reduction of 3-4m in height and 1-2m laterally round.	No comment.

Application number	Address	Description	Planning Committee resolution (summary)
2023/1370	16 Westhall Park, Warlingham, CR6 9HS	Demolition of existing side extensions. Erection of new side extensions and swimming pool to east elevation. Erection of carport. Widening of existing access and new additional highway access with new gates posts. Formation of loft conversion & installation of roof lights.	Review carried forward to the next Committee meeting.
2022/1372/Cond1	Court Cottage, Tithepit Shaw Lane, Warlingham, CR6 9AT	Details pursuant to the discharge of condition 4 (Roof Tiles) of planning permission ref: 2022/1372 dated 28 June 2023 (Demolish of existing garage. Erection of replacement single storey 2-bay garage).	Cllrs agreed with the request made by the Senior Historic Buildings Officer, Surrey County Council.
2023/443	5 Narrow Lane, Warlingham, CR6 9HY	Demolition of the existing dwelling and erection of 4 dwellings with associated access, parking and landscaping. (Amended plans and description)	Cllrs reviewed the latest information and reiterated their objections made previously which included inappropriate back-garden development, over-development, lack of outdoor amenity space, loss of amenity to others adjoining the site, lack of adequate on-site parking and access.
2023/1293	Oakes Barn, 181 Westhall Road, Warlingham, CR6 9HL	Erection of raised decking on existing patio at rear of house and erection of raised decking to side of garden. Erection of raised hard floor area to house pergola.	No objection.
2023/1317	67 Sunnybank, Warlingham, CR6 9SX	Erection of a two storey rear extension.	No objection.

Application number	Address	Description	Planning Committee resolution (summary)
2023/1309	11 Boxwood Way, Warlingham, CR6 9SB	Demolition of existing extension. Erection of single storey rear extension and erection of rear dormer in association with loft conversion (Certificate of Lawfulness for a Proposed Development)	No objection.
2023/1152	61 Verdayne Gardens, Warlingham, CR6 9RP	Demolition of side storage shed. Erection of a single storey wrap around extension. Rooflights to front and rear main roof. (amended description and plans)	Not applicable – application granted prior to the meeting.
2023/1350	Former Garage, Land To The South West Of Stuart Road, Warlingham,	Demolition of the existing garage. Erection of a detached dwelling. Adjustment to existing crossover and provision of drive and parking forecourt	Cllrs shared the concerns raised by the Environmental Health Officer and Network Rail.
2023/1054	Development Site At, 10 To 16 Blanchmans Road, Warlingham, CR6 9DE	Demolition of existing garages between Nos.12 and 14 and continuation of vehicular access to the rear, and the erection of 4 no. two storey, semi-detached (3-bed, 6 person) houses with associated amenity space, landscaping, car and cycle parking and bin stores. (Amended plans)	Cllrs reviewed the latest information and reiterated their objections made previously including over-development of the site, risk of setting a precedent (incremental back garden development), out-of-character, lack of amenity space, loss of habitat and biodiversity, likelihood of nuisance and loss of amenity to neighbours.

Tandridge District Council (TDC) is the Local Planning Authority