

**MINUTES OF THE WARLINGHAM PARISH COUNCIL PLANNING COMMITTEE
MEETING HELD ON 1 AUGUST 2024**

Present:

Councillors (Cllrs): Simon Morrow, Anna Patel and Michael Whittington.

Attending:

none

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

Present: Simon Bold, Clerk

1. Election of Chairman for this meeting

Cllr Whittington proposed and Cllr Patel seconded that Cllr Morrow be elected Chairman.

2. Apologies

Cllr Angus Bransby and Lauren Gates (non-Cllr member of the Committee) had provided their apologies prior to the meeting.

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

No Cllr 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 2 July 2024 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.

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 Cllrs of three cases where the applicant had appealed the planning decision of TDC as follows: 2023/1054 (10 to 16 Blanchmans Road, CR6 9DE); 2023/443 & 2024/336 (5 Narrow Lane, CR6 9HY).

The Clerk reported that TDC had refused application 2024/181 (Spaghetti Tree, 633 Limpsfield Road) since the last Planning Committee meeting.

Finally, the Clerk reminded Cllrs of the decision by Kent County Council to refuse the application in respect of the Covers Farm Quarry (KCC/SE/0495/2018) in Westerham, Kent.

6. Next Meeting

Cllrs Morrow and Whittington advised that they were available to attend the next meeting scheduled for 20th August – the Clerk to check the availability of ‘reserve’ Committee members nearer the time.

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7. Public Bodies (Admissions to Meetings) Act 1960 Sub-section 2: None.

Signed.....

APPENDIX A
PLANNING COMMITTEE LIST OF APPLICATIONS 1 AUGUST 2024

Application number	Address	Description	Planning Committee resolution (summary)
2024/426	10 Southview Road, Warlingham, CR6 9JE	Installation of solar photo-voltaic (PV) panels to cover the area of a disused tennis court, and installation of solar thermal panels on an area of rough vegetation with grass adjacent a swimming pool.	No objection
2024/764	99 Hamsey Green Gardens, Warlingham, CR6 9RT	Erection of new garage and recreational workshop. (Certificate of lawfulness for a Proposed Use or Development)	No comment
2024/718	12 Westview Road, Warlingham, CR6 9JD	Erection of front porch	No objection
2024/556	22 Trenham Drive, Warlingham, CR6 9RU	Erection of two storey side extension and single storey rear extension.	Objection raised due to over-shadowing of neighbouring property, and concern over general harm to the character of street.
2024/734	Petrol filling Station, 418-424 Limpsfield Road, Warlingham, CR6 9FA	Display of static internally illuminated LED display panel 1.23 x 2.40 m high in forecourt	No comment
2024/672	152 Westhall Road, Warlingham, CR6 9HH	Erection of a two-storey side extension (incorporating front and rear dormers), erection of pitched roofs over existing front and rear dormer windows, insertion of a roof light and removal of right-hand side flank wall chimney together with replacement of windows in existing house.	No objection

Application number	Address	Description	Planning Committee resolution (summary)
2024/693	7 Tydcombe Road, Warlingham, CR6 9LU	Erection of a detached garage	Objection to development in front of the general building line (out-of-character)
2024/730	51 Chelsham Road, Warlingham, CR6 9EQ	Loft conversion and extension with main roof raised by 800mm	Objection based on a) the scale, design and bulk of the proposed development resulting in harm to character and appearance of the site / surrounding area and b) loss of amenity to neighbours by virtue of over-looking.
2023/1180/Cond3	Grosvenor, The Mount, Warlingham, CR6 9JF	Details pursuant to the discharge of Condition 5 (Surface water drainage) of planning permission ref: 2023/1180 dated 26th January 2024 (Erection of a single-family dwelling home with associated garden, cycle and car parking).	No comment
2024/421	11 Elm Close, Warlingham, CR6 9NH	Erection of single/ two storey side and rear extensions. (Demolition of detached garage, lean-to and side extension.)	No objection
2024/549	82 Leas Road, Warlingham, CR6 9LL	Erection of ground floor rear extension, first floor front and side extension, and associated elevational alterations. Installation of 4x rooflights.	No objection
2024/681	261 Farleigh Road, Warlingham, CR6 9EL	Erection of ground floor rear extension with rooflights. (Certificate of Lawfulness for Proposed use or development)	No comment

Application number	Address	Description	Planning Committee resolution (summary)
2024/684	Silverwood, Badgers Lane, Warlingham, CR6 9JX	Alterations to front boundary wall and introduction of combined pedestrian and vehicle gate.	No objection but comment raised about the soft landscaping (2021/1738/Cond1 refers).
2024/793/TPO	The Penthouse, 14 Timpani Hill, Warlingham, CR6 9BS	<p>Please refer to photos provided (Statement of work:) T1) - Tree of Heaven - Front boundary: Lift the lower canopy to provide appx 5m clearance from ground level. T2) - Ash - Adjacent to the main entrance: Lift the lower canopy to provide appx 4-5m clearance from ground level. T4) - Plum - Adjacent to the front car park: Crown Reduction - To reduce the height and radial spread of the canopy by up to 1.5m, maintaining a natural shape and remove major deadwood. T5) - Sycamore - Adjacent to the front car park: Crown lift - Lift the lower canopy to provide appx 3m clearance from ground level.</p> <p>T6) - Birch - Adjacent to entrance: Crown lift - To lift the lower canopy to provide appx 3m clearance from ground level. G1) - Mixed trees - Rear garden: To lift the lower canopies overhanging the lawn areas to appx 2.5m above ground level. H1) - Privet - Rear LHB: To reshape the upper crown that the gardeners are unable to reach. Please see annotated photo. H1MT) - Mixed trees and shrubs - Along rear boundary: To cut back all vegetation overhanging the neighbouring property. T8) - Birch - Rear boundary: Crown Reduction - To reduce the overall height and radial spread of the canopy by up to 3m, cutting back to appropriate growing points where possible and remove major deadwood cutting back to the boundary line.</p>	No comment.

Adjoining Parish Ward

Application number	Address	Description	Planning Committee resolution (summary)
2024/705	Edgehill, Succombs Hill, Warlingham, CR6 9JG	Extension and conversion of the existing dwelling to provide 13 residential apartments together with associated car parking. (Outline application with all matters reserved except for access, appearance, layout and scale).	Objections raised relating to: harm to character and appearance of area; over-development; insufficient outdoor amenity space for new occupants; lack of landscaping and screening; road safety relating to access point; and lack of allocated on-site visitor parking likely to cause loss of amenity.

Note: Tandridge District Council (TDC) is the Local Planning Authority