

**MINUTES OF THE WARLINGHAM PARISH COUNCIL PLANNING COMMITTEE
MEETING HELD ON 2 JULY 2024**

Present:

*Councillors (Cllrs): Angus Bransby, Simon Morrow,
Anna Patel and Michael Whittington.
Non-Council Committee Member: Lauren Gates*

Attending:

none

Meeting started at 7:40pm and closed at 8:05pm

Present: Simon Bold, Clerk

1. Election of Chairman for this meeting

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

2. Apologies

None. Cllr Bransby arrived late and joined the meeting at the start of item 5a (refer also to item 3).

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.

During item 5a) Cllr Bransby stated that he had an interest, albeit non-declarable, with respect to 2024/564 (33 Leas Road) and that he did not wish to participate in any consideration of this particular application. As a result, he temporarily left the meeting while this item was considered by Committee members.

4. Minutes of previous Planning Committee meeting

The minutes of the 11th June 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 clarified the details of application ref: 2024/651. As this was a consultation request by Ofwat with respect to water and sewerage services and not a planning application it had not been included under item 5a) for consideration by the Committee.

6. Next Meeting

The next meeting was scheduled to take place on the 23rd July 2024. Only Cllrs Morrow and Patel advised that they were available to attend – the Clerk to check the availability of reserve Committee members but, if necessary, re-schedule the next meeting.

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

Signed.....

APPENDIX A

PLANNING COMMITTEE LIST OF APPLICATIONS 2 JULY 2024

Application number	Address	Description	Planning Committee resolution (summary)
2023/1009/Cond1	Land To The Rear Of 25-27 Harrow Road, CR6 9EY	Details pursuant to the discharge of condition 3 (Materials) condition 4 (Hard and Soft Landscape Works) condition 5 (Tree Protection Plan and detailed Arboricultural Method Statement) and condition 6 (Construction and Environment Management Plan) of planning permission ref:2023/1009 dated 19 December 2023 (Demolition of existing garage and felling of trees to the rear of 25 and 27 Harrow Road. Construction of new three-bedroom detached dwelling. (amended site location plan)	Concerns raised over the amount of exterior lighting and likelihood of 'light pollution' plus the absence of a specific Construction Transport Management Plan for this application (neighbouring site ref: 2023/956 refers).
2024/520	Cherryfield, 13 Westhall Park, Warlingham, CR6 9HS	Demolition of existing dwelling and erection of two pairs of semi-detached dwellings with gardens car and cycle parking and associated recycling storage and landscaping.	Objections raised with respect to the proposal (including the on-site parking arrangements) being out-of-character, that the appearance would be detrimental to the street-scene, over-development of the site, lack of useable outdoor amenity space and net loss of biodiversity.
2024/637/TPO	Parkview House, 1 Littlewold Drive, Warlingham, CR6 9BR	W1 Mixed Woodland Garden side: Crown lift all branches overhanging from the woodland to 2m from ground level. Hazel - Clip hedge to 2m in height, Sycamore - Fell saplings <75mm stem diameter within 5m of fence boundary.	No comment
2024/553	61 Verdayne Gardens, Warlingham, CR6 9RP	Demolition of existing timber frame outbuilding. Erection of solid construction outbuilding (Certificate of Lawfulness for a Proposed Use or Development).	No comment

Application number	Address	Description	Planning Committee resolution (summary)
2023/1385/Cond1	81 Farleigh Road, Warlingham, CR6 9EJ	Details pursuant to the discharge of condition 9 (Construction Transport Management Plan) condition 13 (Detailed Scheme of Assessment) condition 14 (Surface Water Drainage Scheme) condition 16 (Landscape and Ecology Master Plan) and condition 20 (Construction Environmental Management Plan) of outline planning permission ref:2023/1385 dated 4 March 2024 (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).	Concerns raised as follows: that the proposed five on-site parking spaces for construction vehicles is wholly inadequate; Cllrs wished to ensure that the local School is consulted so that there are no HGVs accessing the site whenever there may be school pupils and school traffic in the vicinity; Cllrs emphasised the need for robust protection measures with respect to the removal of asbestos given the site's proximity to a local school and Cllrs also proposed that the owner of the nearby ancient woodland be consulted with respect to suitable tree and wildlife protection measures.
2022/1152/Cond1	14 Bond Road, Warlingham, CR6 9SD	Details pursuant to the discharge of condition 3 (Hard and Soft landscaping), condition 4 (Bat Method Statement), condition 5 (Landscape and Ecology Management Plan), condition 6 (Renewable Energy Provision), condition 7 (External Surfacing Materials for the Proposed Development), condition 8 (Construction Transport Management Plan), condition 9 (Tree Protection Plan) and condition 10 (Additional detailed drawings concerning elements of the design of the building) of planning permission ref: 2022/1152 dated 9 May 2023 (Demolition of existing dwelling. Erection of new building to accommodate 3 x 1-bed flats, 3 x 2-bed flats and 2 x 2-bed flats along with car parking, secure cycle storage, refuse provision, landscaping works and biodiversity improvements.)	No comment

Application number	Address	Description	Planning Committee resolution (summary)
2024/333	33 Leas Road, Warlingham, CR6 9LP	Erection of a single storey side extension	No objection

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