



Implementation Group

Minutes of a meeting of the Chaldon, Caterham and Whyteleafe Neighbourhood Plan Implementation Group (CCWNPIG) took place on Saturday 19th November 2022 from 10am to 11.30am in the Caterham Ex Servicemen's Club, 15 Townend, Caterham CR3 5UJ

Members of the public can attend in person

Full Members

*Chris Botten – Caterham on the Hill PC
Jeremy Webster – Caterham Valley PC
Annette Evans - Caterham Valley PC
Julian Palmer – Chaldon VC
John Moffatt – Whyteleafe VC
Deano Kline – Whyteleafe VC*

Co-opted Members

*Geoff Duck - Caterham on the Hill PC
Jenny Gaffney – Tandridge District Councillor
Julie Blackburn – Caterham Flood Action Group
Helen Bilton – Caterham Hill Parish Council*

In attendance

Terri Waghorn – Sub clerk

Marcus Jones – Whyteleafe (standing in for John Moffatt)

Mick Gillman – District Councillor for Smallfield

- 1. Apologies for absence (1 min)**
John Moffatt, Helen Broughton, Chris Botten
- 2. Declarations of interest arising from the agenda (1 min)**
Declarations of interest arising from the agenda -JG on CIL funding committee for St Peters and St Pauls. JG works for Croudace.
- 3. Previous minutes (2 mins)**
Approved minutes of the meeting held 24th September, with one correction that the Aldi planning application had not yet gone to Appeal.

4. Strategic Planning Applications/Appeals (20 mins)

- Chaldon
St Peters & St Paul – is to be expanded.
The transport plan attached to the School Expansion has raised local concerns.
Field adjacent to Parking Bays in Rook Lane may become available. But Green Belt and Planning Application issues.
Surrey Planning and Regulatory Committee Members scheduled for a visit on December 2nd.
JP to feed back to the parish council/owners that they need to apply for planning permission from TDC. It was agreed that there would be issues as the field is in Green Belt.
- Caterham Valley
Lidl situation is ongoing and causing road blockages
Aldi have not yet put in an appeal. Original objection due to traffic, turning circles and parking. Surrey County council did not object. If it goes to Appeal it may get through.
Crescent Road – TDC have rejected the application. Not sure if there has been an Appeal and if it has been dismissed.
Longsdon Way – rare chalk grassland. No planning application as yet but it appears that Croudace would be looking to put in an application.
Harestone Valley Road – Pelham council housing will be redeveloped into 6 small family houses and flats.
JB informed meeting that properties built after 2009 are not eligible for flooding insurance.
ROSF (Risk of Surface Flooding)
2 large bungalows on Harestone Valley have been sold to a developer.
51 Stafford Rd – still waiting on TDC following CCWC objection.
It was noted that planning applications are taking up to 6 months to process.
- Caterham Hill
Appeal on no. 5 Queens Road. JW has submitted a comment on the Appeal with new information
Trees along Coulsdon Rd in front of St Lawrence site. Can Alistair Durkin help out with tree cover for summer heat issues. GD to discuss with AD and share with the Parish council.
- Coulsdon Lodge – Oak Grove estate – there is an area for development. Residents are putting in a metal pole in concrete to stop developers increasing the width of the entry for building traffic. Barclay could give permission to the developers to open up an area for traffic on another area of the site.
- Whyteleafe
MJ reported on planning issue in Whyteleafe. Clear breach of Green Belt land in Whyteleafe where private developers have bought the land and structure and it has been developed over the past 12 months. No action taken by TDC despite various communications. Now there are 2 applications for CLEUD. The private developers have supplied possibly misleading information on the current buildings and usage. Once the CLEUD was published Whyteleafe PC and the CCWC group put in an objection to TDC. (HB the Whyteleafe residents' 2 presentations which Marcus Jones will provide).

There was discussion concerning the matter of the creation of a North Tandridge Parish Strategy Meeting which Marcus Jones will take back to the North Tandridge Parish Chairs Group for further discussion.

5. Delegated Action :

JW submitted objection letter to TDC based on the Neighbourhood Plan for the Church Road site as requested by Whyteleafe Village Council.

6. CIL Funding

Update – JG encouraged PCs to spend the CIL money currently in the PC purse. CIL funding will be changing and there is no guarantee of further funding until new plans are shared.

7. Statement of Common Ground (5 mins)

JG presented the amalgamated permissions/consents from the AMR provided by Sarah Little. Each parish to confirm they are in agreement with their sheet/s. Once PCs have responded to JG/TW the wording for the Statement can be addressed.

8. SPD Flooding (5 mins)

JW, Mick Gillman and Julie Blackburn working on amendments to the Flooding SPD on the basis of guidance provided by TDC. JW in direct communication with Chief Planning Officer re this matter.

JB to find out if Critical Drainage Area is the only objection area that stands in a planning objection situation. JB to attend conference to help support objections.

9. One Public Estate (5 mins)

Public buildings in the area – we need a strategic overview on this. CB to update on this at next meeting. “Dormers” would be a likely candidate for social housing. Mick informed that TDC are putting together a list of all its assets. Members to look out for the list and to help decide what to do with the assets. Parish councils should be involved in this.

10. Surrey Design Guide

To be circulated with these minutes and brought forward for discussion at next meeting.

11. Local Plan Update

In the absence of CB, the meeting accepted an update from Mick Gillman who was in attendance as a result of his arriving for a later meeting with JB and JW.

The local plan is sitting with the Inspector. TDC has no way to come up with an affordable answer to Junction 6 and the blockages at Felbridge end of the road. So it is not deliverable. Given the total state of confusion from the govt. a letter will be sent to Inspector and the Govt stating that TDC will do nothing until we hear back.

TDC has to show that it has its 5 year housing supply. Guidance is being written up now.

TDC need to demonstrate that they are meeting the target.

Query as to how do you view a windfall site? If your site was in the local plan and the Inspector did not question it TDC may look upon the application favourably.

Government has given no response from Levelling Up dept yet.

When will the list be published? Not been confirmed.

Housing Delivery Test Action Plan and Interim Policy Statement for Housing Delivery and Future Work on the TDC Local Plan 2033, following the former Secretary of State's Letter to the Planning Inspectorate regarding decisions on Local Plans.

Details to be given at next meeting.

12. Development Sites in the District

Verbal update from Chris Botten at next meeting.

13. Date of the next meeting.

Saturday 28th January - (Deano's birthday 10am Westway with cake!)