

# Planning Comment submission on application 2024/1326 at 06/02/2025 01:32:48

Thank you for your comments on application 2024/1326, which have been received.

Please note that we do not send a separate acknowledgement.

CommentatorName	Norman James
Telephone No	
EMail Address	
Address	14 Holly Tree Road, Caterham, CR3 5ST
Planning App No	2024/1326
Comment Reason	Object to this application
Comment	<p>I need to raise an objection to planning application TA/2024/1326 at the site of the Golden Lion Public House - no. 2 Town End, Caterham, Surrey, CR3 5UG.</p> <p>Whilst I'm pleased to see that some amendments have been made to the previous plan submitted for this site back in July 2023 (TA/2023/557 - Withdrawn). In particular I was delighted to see that the vehicular access point into the car park has now been relocated to a much safer position off Chaldon Road. I'm also pleased to see that the footprint of the proposed building is going to be pulled back away from the corner adjacent to the junction with the mini roundabout at Chaldon Road where it meets Town End.</p> <p>However, there are still a few issues with the new plans which are preventing me offering my support to this application.</p> <p>My concerns are as follows:</p> <ol style="list-style-type: none"><li>1. The mass of the proposed building of up to 4 storeys high is going to be too overpowering and appear far too dominant on this important corner position within the town of Caterham-on-the-Hill. My suggestion would be to further scale back the proposed building to a maximum of 3 storeys in height to match that of both the adjacent Raglan Precinct and Hillcroft Court directly opposite (both these developments are max. 3 storeys high with a pitched roof above).</li><li>2. The design and materials used within the construction including colour schemes of brickwork, render, tiles, use of glass etc. Are each of these going to sympathetically fit in with the listed building directly opposite in Town End and others within the nearby High Street including the Pub which are part of Caterham-on-the-Hill's history and are all still trading. The point I'm trying to make here is - is this new building's design going to look far too modern and imposing for this particular part of Caterham? If it results in too much of a modern appearance which stands out and fails to blend in within this streetscene, it could even end up contributing to the eyesore grey brickwork used on the Raglan Precinct !</li><li>3. The loss of the ONE remaining mature tree within the site which is protected by a current TPO. The removal of this tree is completely UNNECESSARY as it's position within the site is very close to the rear boundary, so I can't see any reason why it's even being considered for removal. It clearly doesn't get in the way of the footprint of the proposed building and surely could somehow be saved and incorporated into the proposed car parking area. This tree is a very important part of this corner of Caterham as it matches perfectly with the other tree also protected by a TPO which is on the Surrey Highways maintained pavement in Town End. I believe these two trees are of similar species, mass, height and age. The other important factor to consider in preserving this tree is that it will continue to provide a natural screen for the residents living in the Raglan Precinct flats who face towards the sites rear boundary. These residents open outlook will be changed forever once the new build is constructed and their views out of their windows will be looking directly at the rear elevation of these new flats. I would also like to add that, it was extremely disappointing to have already lost a second mature tree which previously existed within this site. This mature tree was removed soon after the current owners first purchased the site and was believed to have been also covered by a TPO. This tree was again positioned very close to the side boundary of this site so it's removal was also considered unnecessary at the time.</li><li>4. The proposed public walkway across the site is considered unsafe as it not only crosses the car parking area but also the access roadway into the proposed car park. It's a completely unnecessary addition to the current plan as a much 'safer' public walkway already exists within the Raglan Precinct immediately adjacent to the rear boundary of the Golden Lion site. This walkway doesn't involve crossing any vehicular areas or an alternative option would be to simply follow the route of the public pavement which takes pedestrians around the perimeter of the site. As the plans indicate that the proposed new building will be positioned extremely close to the inner edge of the pavement along the Chaldon Road boundary. I would much rather see the deletion of this walkway and the saved space then reused to pull the entire footprint of the building even further backwards into the site enabling a wider 'Planting Bed' to be used for soft landscaping improving the appearance of the frontage along Chaldon Road.</li></ol> <p>Please consider all the points which I've raised above when deciding on this important planning application within the local community of Caterham-on-the-Hill.</p>
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