

CHESHAM TOWN COUNCIL

MINUTES of the meeting of the DEVELOPMENT CONTROL COMMITTEE

held on Monday 8th May 2017

PRESENT Councillor N.L. Brown – Vice-Chairman (presiding)

Councillor	A.K. Bacon	Councillor	Mrs J.E. MacBean
"	M.Z. Bhatti	"	R.C. McCulloch
"	Miss E. A. Culverhouse	"	M.W. Shaw
"	M. Fayyaz	"	S.P. Willmoth
"	A.W. Franks	"	F.S. Wilson
"	P. J. Hudson	"	P.W. Yerrell
"	D.J. Lacey		

Officer: W. Richards - Town Clerk

Apologies for absence were received from Councillors D. MacBean, Mrs D.M. Varley and B.R. Whitfield.

105. **DECLARATIONS OF INTEREST**

Councillor Franks declared a non-pecuniary interest in planning application no. CH/17/0608/FA and CH/17/0432/FA as a friend of the respective applicant.

106. **MINUTES**

It was

RESOLVED

that the Minutes of the meeting of the Development Control Committee held on Monday 10th April 2017 be confirmed and signed by the Chairman as a true record.

107. **PLANNING APPLICATIONS**

The Committee considered all planning applications received from Chiltern District Council since the last meeting of the Committee and made comments and observations thereon as set out on the attached schedule.

108. **DECISION NOTICES**

The Committee noted the Decision Notices received from Chiltern District Council since the last meeting of the Committee as set out on the attached schedule.

109. **NEW PLANNING COMMITTEE – PROPOSALS FOR OPERATION**

Members considered the proposals for operation by officers in respect to the new

Planning Committee, particularly pertaining to delegation of planning comments.

Members had no real amendments to suggest but it was agreed that additional training would be useful so an understanding of planning law and guidance was available to Committee Members to go alongside the Council's traditional role of reflecting local residents' concerns and comments as a consultee. A brief discussion also took place on the desirability of co-opting members of the local civic society onto the Committee but it was agreed that it was better to continue to invite them to meetings in an unofficial capacity and seek their views when appropriate.

The Committee expressed its wish to see 'Decisions Notices' remain an agenda item as it was agreed it was a good way of monitoring the Council's recommendations, set against the actual decision made by the District Council.

It was

RESOLVED

that the proposed system of operation for the new Planning Committee be noted and that Decision Notices be retained as an agenda item.

110. **APPEAL – 140 BOTLEY ROAD, CHESHAM.**

It was

RESOLVED

that the Committee support the District Council in respect of this Appeal.

111. **INFORMATION ITEMS**

The items presented on the Information Sheet were received and noted.

112. **CLOSE OF MEETING**

The meeting closed at 8.20pm.

CHAIRMAN

CHESHAM TOWN COUNCIL PLANNING COMMENTS 8 MAY 2017

1) **CH/2017/0505/FA** **78 Gladstone Road Chesham** **TOWNSEND**

Description: Vehicular access and hardstanding for two cars.

The Committee **WELCOMES** this application as it will help to alleviate the on-street parking problem in the area and will not exacerbate any speeding issues.

2) **CH/2017/0498/FA** **Ash Mill Developments** **24A Red Lion Street Chesham** **ST MARY'S**

Description: Change of use from a community facility (church: Use Class D1) to a restaurant (Use Class A3)

The Committee raises its concern on the lack of parking provision in the immediate vicinity and the effect of the proposed ventilation on 26 Red Lion Street, along with the staircase being overlooking on this property. Moreover, the Committee is concerned on the inadequate access for deliveries and refuse collection, potentially up to midnight, and notes the proximity of the sheltered housing accommodation and likely effect such deliveries and unauthorised parking would have on its residents. As a place of interest in the conservation area, it may also be appropriate to consider the views of the Historic Buildings Officer.

3) **CH/2017/0563/HB** **The Barn, Pednormead End Chesham** **ST MARY'S**

Description: Increase to boundary wall height.

The Committee raises **NO OBJECTIONS** to this application, subject to the comments of the Historic Buildings Officer.

4) **CH/2017/0576/VRC** **Fixed Return Investments Ltd** **The New Surgery , 2 Lindo Close Chesham** **LOWNDES**

Description: Application to vary conditions 2 and 6 of planning permission CH/2015/0653/FA to allow for alteration to the design of and relocation of bin store within the surface level car park and the provision of cycle storage within the basement car park (retrospective).

The Committee recommends **REFUSAL** of this application due to the bin store being inadequate in size to house the bins, thus resulting in them being sited in an unduly, and unacceptably, prominent location.

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5) **CH/2017/0581/VRC** **Fixed Return Investments Ltd** **The New Surgery , 2 Lindo Close** **Chesham** **LOWNDES**

Description: Variation of Conditions 3 and 6 of planning permission CH/2015/0653/FA to remove the requirement for a screen to be erected along the southern flank of the southern -most balcony and increase in size of terrace areas within western elevation (retrospective.)

The Committee raises **NO OBJECTIONS** to this application.

6) **CH/2017/0585/VRC** **Fixed Return Investments Ltd** **The New Surgery , 2 Lindo Close** **Chesham** **LOWNDES**

Description: Variation of conditions 4 and 6 of planning permission CH/2015/0653/FA to allow for alteration to landscaping and design of external amenity area (retrospective).

Pursuant to Planning Application CH/2017/0576/VRC (above), the Committee raises its concern on this application as it believes the site would be best served by allowing this small amenity area to be used to house the bins, as requested by several residents.

7) **CH/2017/0603/FA** **136 Botley Road** **Chesham** **TOWNSEND**

Description: Single storey rear extension incorporating conversion of garage to habitable accommodation, rear roof extension and front dormer to facilitate habitable accommodation in roof space, extension of existing hardstanding to front.

The Committee raises **NO OBJECTIONS** to this application.

8) **CH/2017/0605/SA** **257 Chartridge Lane** **Chesham** **LOWNDES**

Description: Application for a Certificate of Lawfulness for a proposed operation relating to the erection of a single storey rear extension , conversion of garage to habitable accommodation.

The Committee has no additional information in respect to this application.

9) **CH/2017/0606/SA** **121 Berkeley Avenue** **Chesham** **LOWNDES**

Description: Application for a Certificate of Lawfulness for the proposed stationing of a mobile home (family annexe) incidental to the main dwelling.

The Committee has no additional information in respect to this application.

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10)	CH/2017/0608/FA	Land and building east of Gordon Road Chesham	WATERSIDE
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Description: Change of use of workshop to an independent dwelling(Use Class C3), replacement roof with dormer to accommodate first floor living space, external alterations.

The Committee recommends **REFUSAL** of this application due to inadequate access; lack of amenity space and an area to store waste bins and being overdevelopment.

11)	CH/2017/0609/FA	55 Codmore Crescent Chesham	HILLTOP
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Description: Single storey front side extension incorporating roof extension (amendment to planning permission CH/2016/0909/FA)

The Committee raises **NO OBJECTIONS** to this application.

12)	CH/2017/0612/FA	56 Vale Road Chesham	VALE
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Description: Dormer window to front roof slope.

The Committee raises **NO OBJECTIONS** to this application.

13)	CH/2017/0613/SA	56 Vale Road Chesham	VALE
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Description: Application for a Certificate of Lawfulness for a proposed operation relating to a rear dormer structure.

The Committee has no additional information in respect to this application.

14)	CH/2017/0592/FA	Phoenix Rising, 112 Broad Street Chesham	TOWNSEND
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Description: Change of use of retail unit to provide a 1 bedroom flat, erection of brick wall to front boundary.

The Committee raises **NO OBJECTIONS** to this application since the rest of the building is residential.

15)	CH/2017/0671/SA	7 Hillcroft Road Chesham	HILLTOP
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Description: Application for a Certificate of lawfulness for a proposed operation relating to the erection of a single storey side extension.

The Committee has no additional information in respect to this application.

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16) **CH/2017/0690/FA** **Chesham United Football Club ,Amy Lane Chesham** **ST MARY'S**

Description: Change of use of football clubhouse from (use class D2) to a mixed use providing clubhouse and a pre school nursery (use Class D1 and D2).

The Committee **WELCOMES** this application as an important community facility which does not impact adversely upon nearby residents.

17) **CH/2017/0693/FA** **144 Severalls Avenue Chesham** **NEWTOWN**

Description: Part first floor/part single storey rear extensions, rear dormer and front rooflights to facilitate habitable accommodation in roofspace.

The Committee raises **NO OBJECTIONS** to this application.

18) **CH 2017/0644/FA** **15 East Street Chesham** **ST MARY'S**

Description: Change of use of the upper floor and rear part of the ground floor to create two residential units, external alterations.

The Committee raises **NO OBJECTIONS** to this application.

19) **CH/2017/0645/HB** **15 East Street Chesham** **ST MARY'S**

Description: Internal and external alterations to facilitate change of use of the upper floor and rear part of the ground floor to create two residential units.

The Committee raises **NO OBJECTIONS** to this application, subject to the comments of the Historic Buildings Officer.
