

CHESHAM TOWN COUNCIL

MINUTES of the meeting of the DEVELOPMENT CONTROL COMMITTEE

held on Monday 20th February 2017

PRESENT Councillor B.R. Whitfield – Chairman (presiding)

Councillor	A.K. Bacon	Councillor	P. J. Hudson
"	M.Z. Bhatti MBE	"	D. MacBean
"	N.L. Brown	"	Mrs J.E. MacBean
"	Q. Chaudhry	"	R.C. McCulloch
"	M. Fayyaz	"	F.S. Wilson
"	A.W. Franks	"	P.W. Yerrell

Officer: W. Richards - Town Clerk

Apologies for absence were received from Councillors Miss E. A. Culverhouse, D.J. Lacey, M.W. Shaw and S.P. Willmoth.

88. **DECLARATIONS OF INTEREST**

Councillor Bhatti declared a non-pecuniary interest in planning application no. CH/17/0163/FA as he was a friend of the applicant and left the Chamber before its consideration thereof.

89. **MINUTES**

It was

RESOLVED

that the Minutes of the meeting of the Development Control Committee held on Monday 30th January 2017 be confirmed and signed by the Chairman as a true record.

90. **SETTING UP OF A COMMUNITY INTEREST COMPANY**

The Committee noted the Minutes from the recent Local Plan Working Party and the recommendations within the Clerk's report in respect to the Council becoming a founder member of a Chesham Community Interest Company (CIC) currently being set up, predominantly to develop and shape the Local Plan for Chesham through the delivery of a Master Plan for the town itself and to help progress projects forthcoming from the Local Plan that would be beneficial to the residents of Chesham. It was explained that a CIC would, potentially, have a good opportunity to obtain external funding to develop a Master Plan and also to attract inward investment. Moreover, the liabilities set against the Council if it was a member would be limited to a £1.

In light of the foregoing advice, it was moved by Councillor N.L. Brown and seconded by Councillor A.K. Bacon and

RESOLVED

That the Council accepts the invitation to become a member of the Chesham CIC, subject to due diligence, specifically to confirm that:

- There is no reason why legally the Council may not become a member and/or director.
- There is no financial risk to the Council.
- It is not a prerequisite for the Council to transfer any of its physical assets to the CIC.
- The Memorandum & Articles of Association are consistent with good governance and the strategic objectives of the Council.
- A Master Plan will be developed that aligns with the relevant principles expressed by the Council in its response to the Local Plan.

Note: Councillor Hudson arrived at the meeting at 7.40pm.

91. **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.

92. **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.

93. **MOBILE VEHICLE ACTIVATED SIGN (MVAS)**

The Committee noted the results of the Mobile Vehicle Activated Sign (MVAS) for the locations in Phase 5 and 6 of the operation. There was a general feeling of dissatisfaction in regard to what was perceived as Thames Valley Police's lack of follow-up to the MVAS data sent to them in respect to enforcement, particularly as it appeared the top speeds were now primarily recorded during the day. Accordingly the Clerk was requested to write to the Neighbourhood Policing team to register the Committee's concern on this matter.

In regard to locations for Phase 7, it was requested that the officers purchase a groundscrew to facilitate the sign being located in Bois Moor Road where several reports of speeding had allegedly been witnessed.

It was

RESOLVED

1. That the Committee notes the recent monitoring statistics and the Clerk be requested to write to Thames Valley Police to express the

Committee's concerns on speeding and ascertain how best this can be addressed by the local police force.

2. That the next round of MVAS locations be delegated to officers but that a purchase of a groundscrew be made to facilitate the MVAS being located in Bois Moor Road.

94. **INFORMATION ITEMS**

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

95. **CLOSE OF MEETING**

The meeting closed at 8.25pm.

CHESHAM TOWN COUNCIL PLANNING COMMENTS 20 FEBRUARY 2017

1)	CH/2016/1770/FA	Matterhorn Capital DC Chesham S.a.r.l.	Site of 90 Asheridge Road Chesham	ASHERIDGE VALE
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Description: Redevelopment of site comprising demolition of existing substation and provision of 162 residential units (Use Class C3) business enterprise space (Use Class B1), car parking, landscaping and associated works. Amended plans received.

The Committee recommends **REFUSAL** of this application on the grounds of being overbearing; overdevelopment; out of keeping with the existing street scene; traffic highway safety concerns and the lack of appropriate infrastructure, particularly in respect to sewerage, to support this development.

2)	CH/2017/0048/FA	7 Fair Leas Chesham	ASHERIDGE VALE
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Description: Single storey front/side/rear extension (retrospective).

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

3)	CH/2017/0069/FA	21 Alma Road Chesham	VALE
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Description: Single storey side/rear extension.

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

4)	CH/2017/0082/FA	Chesham Broadway Bowls Club	12-14 Lowndes Avenue Chesham	LOWNDES
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Description: Erection of two dwellings,new vehicle accesses and associated landscaping.

The Committee raises its concern in respect to the bulk of the development; being overlooking; possible inadequate access and being backland development.

5)	CH/2017/0083/KA	6 Missenden Road Chesham	ST MARY'S
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Description: Crown thinning of a birch tree within a Conservation Area.

The Committee raises **NO OBJECTIONS** to this application, subject to the comments of the District Council's Tree Officer.

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6) **CH/2017/0099/FA** **55 Tylers Hill Road Chesham** **TOWNSEND**

Description: Change of use from agricultural to residential land, new vehicular access, parking area and entrance gate.

The Committee raises **NO OBJECTIONS** to this application, subject to it being conditional on being in keeping with Green Belt policy; proper access to the footpath being maintained and reflecting the primary purpose of taking vehicles off the lane.

7) **CH/2017/0110/FA** **74 Poles Hill Chesham** **ASHERIDGE VALE**

Description: Single storey side/rear extension.

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

8) **CH/2017/0116/FA** **31 Nutkins Way Chesham** **VALE**

Description: Rear roof dormer structure, front rooflights to facilitate habitable accommodation in roofspace.

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

9) **CH/2017/0122/FA** **Maeserfield, Ashley Green Road Chesham** **NEWTOWN**

Description: Erection of outbuilding.

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

10) **CH/2017/0123/FA** **104 Mount Nugent Chesham** **RIDGEWAY**

Description: Single storey front and a single storey rear (conservatory) extension.

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

11) **CH/2017/0124/FA** **69 Nalders Road Chesham** **HILLTOP**

Description: Extension to side with roof alterations to include two front dormers and rear dormer structure creating first floor accommodation.

The Committee recommends **REFUSAL** of this application on the grounds of being out of keeping with the existing street scene and setting an unwelcome precedent for the area.

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12) **CH/2017/0126/FA** **140 Chartridge Lane Chesham** **LOWNDES**

Description: Single storey front extension, hipped to gabled roof extension, rear dormer windows to facilitate habitable accommodation in roofspace (amendment to planning permission CH/2016/2038/FA)

The Committee raises its concern in respect to the bulk of the development and the provision of an intrusive balcony.

13) **CH/2017/0130/KA** **Ringway Jacobs Ltd** **Trees in Market Square and High Street Chesham** **ST MARY'S**

Description: Pruning of side branches of two London plane trees close to adjacent buildings- both within a Conservation Area.

The Committee **WELCOMES** this application in respect to the proposal to prune, rather than fell, trees within the Conservation Area.

14) **CH/2017/0132/FA** **Harmony Energy Storage** **Land to rear of substation Lycrome Road Chesham** **NEWTOWN**

Description: Change of use of land and installation of a series of storage units and associated works to provide a battery energy storage facility, to provide balancing services to the National Grid.

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

15) **CH/2017/0149/TP** **7 Crabbe Crescent Chesham** **HILLTOP**

Description: Crown reduction of an oak tree protected by a Tree Preservation Order.

The Committee raises **NO OBJECTIONS** to this application, subject to the comments of the District Council's Tree Officer.

16) **CH/2017/0162/FA** **93 Vale Road Chesham** **VALE**

Description: Single storey side rear extension.

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

17) **CH/2017/0163/FA** **340B Berkhamstead Road Chesham** **NEWTOWN**

Description: Construction of vehicular access to Addison Road.

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

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18) **CH/2017/0164/FA** **20 Botley Road Chesham** **TOWNSEND**

Description: Single storey side rear extension to form indoor swimming pool.

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

19) **CH/2017/0174/FA** **36 Berkeley Avenue Chesham** **LOWNDES**

Description: First floor rear extension.

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

20) **CH/2017/0179/FA** **16 Fullers Close Chesham** **ST MARY'S**

Description: First floor side extension.

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

21) **CH/2017/0183/FA** **3 Shantung Place Moor Road Chesham** **WATERSIDE**

Description: Single storey rear/side extension.

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

22) **CH/2017/0196/FA** **Ford & Ellis Motorcycles Ltd. 132-152 Broad Street Chesham** **TOWNSEND**

Description: Erection of a secure storage unit to rear.

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