

Chesham Town Council

Bill Richards
Town Clerk



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31st March 2017

Dear Councillor,

I hereby give notice of a meeting of the **DEVELOPMENT CONTROL COMMITTEE** to be held in the Council Chamber, The Town Hall, Chesham, on

MONDAY 10 APRIL 2017 AT 7.30 PM

when the business set out below is proposed to be transacted:

AGENDA

1. Apologies for absence.
2. Declarations of Interest.
3. To receive and confirm the Minutes of the meeting of the Committee held on 20th February 2017.
4. To receive and consider planning applications received from the Chiltern District Council since the last meeting of the Committee and any planning applications and comments delegated to the Ward Members and Chairman of the Committee and to note previous planning comments submitted. **Plans are available for inspection on Chiltern District Council's website www.chiltern.gov.uk.**
5. To receive and consider decision notices received from Chiltern District Council since the last meeting of the Committee.
6. Verbal report on Traffic Flow Modelling- A416.
7. Appeal-85 Vale Road.
8. Information items.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'W. Richards'.

Bill Richards
Town Clerk

Publication Date: 31st March 2017.



CHESHAM TOWN COUNCIL PLANNING APPLICATIONS 10 APRIL 2017

1) **CH/2016/2300/SA** **42 Chessbury Rd Chesham** **ST MARY'S**

Description: Application for a Certificate of Lawfulness for a proposed operation relating to a new vehicular access with hardstanding.

2) **CH/2017/0026/FA** **1 Lowndes Avenue Chesham** **LOWNDES**

Description: Proposed one bed bungalow to rear of 1 Lowndes Avenue- amended plans received.

3) **CH/2017/0300/FA** **Paradigm Housing Group** **Garages at Hodds Wood Road Chesham** **WATERSIDE**

Description: The demolition of 11 single spaced garage units and the construction of six terraced houses.

4) **CH/2017/0312/FA** **43 Ashfield Road Chesham** **HILLTOP**

Description: Single storey side/front/rear extension with rear dormer and accommodation in roof space, fencing, and the widening of an existing vehicular access(Retrospective).

5) **CH/2017/0340/EU** **11 King Street Chesham** **ST MARY'S**

Description: Application for a Certificate of Lawfulness for a proposed operation relating to a single storey rear extension.

6) **CH/2017/0342/SA** **48 Sunnyside Road Chesham** **TOWNSEND**

Description: Application for a Certificate of Lawfulness for a proposed operation relating to a rear dormer structure and front rooflight to facilitate habitable accommodation in roofspace.

7) **CH/2017/0383/FA** **38 Stanley Avenue Chesham** **LOWNDES**

Description: Single storey rear extension.

CHESHAM TOWN COUNCIL PLANNING APPLICATIONS 10 APRIL 2017

8)	CH/2017/0384/VRC	Gullett and Sons Ltd	Chess Business Park, Moor Road Chesham	WATERSIDE
Description:	Variation of Condition 6 of Planning permission CH/2005/1685/FA to enable Units 17-19 (Formerly Units 17-22) to be used for General Industrial (Use Class B2) and Storage and Distribution(Use Class B8) purposes.			
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9)	CH/2017/0393/FA		5 Stanley avenue Chesham	LOWNDES
Description:	Single storey rear extension.			
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10)	CH/2017/0397/SA		25 Lowndes Avenue Chesham	LOWNDES
Description:	Application for a Certificate of Lawfulness for a proposed operation relating to the widening of an existing vehicular access.			
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11)	CH/2017 0404/FA		49 West View Chesham	HILLTOP
Description:	Single storey rear extension.			
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12)	CH/2017/0409/FA		The Rose and Crown Public House 264 Waterside Chesham	WATERSIDE
Description:	Demolition of the Rose and Crown Public House, erection of two blocks comprising six flats, cycle store, bin store, with accesses and parking off Springfield Road			
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13)	CH/2017/0412/FA	Raja Holdings	27 Alma Road Chesham	VALE
Description:	Demolition of garaging, subdivision of plot and erection of additional two storey detached dwelling.			
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14)	CH/2017/0413/FA		59 Upper Belmont Road Chesham	RIDGEWAY
Description:	Single storey rear extension.			
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15)	CH/2017/0415/FA		122 Mount Nugent Chesham	RIDGEWAY
Description:	Single storey side extension.			
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CHESHAM TOWN COUNCIL PLANNING APPLICATIONS 10 APRIL 2017

16)	CH/2017/0421/TP	Ground Control	Teddies Nursery 107 Bois Moor Rd Chesham	WATERSIDE
Description: Crown lifting and pruning of side branches of a yew tree- protected by a Tree Preservation Order.				
17)	CH/2017/0426/FA	The Fruitful Trading Company Ltd	22 High Street Chesham	ST MARY'S
Description: Change of use of pavement area to front of shop for external seating.				
18)	CH/2017/0429/FA		13 Marston Close Chesham	RIDGEWAY
Description: Single storey rear extension.				
19)	CH/2017/0432/FA		109 Asheridge Road Chesham	ASHERIDGE VALE
Description: Rear dormer window.				
20)	CH/2017/0437/FA	CheshamInvest LTD	35 High Street Chesham	ST MARY'S
Description: Conversion of loft space into a residential flat,external alterations including front and rear rooflights.				
21)	CH/2017/0439/FA		54-56 Germain Street Chesham	ST MARY'S
Description: Single storey rear/side extension.				
22)	CH/2017/0447/FA		1 Crossway Chesham	TOWNSEND
Description: Part single ,part two storey, part first floor front and side extensions, two storey rear extension, increased roof ridge height with replacement roof, front and rear rooflights to facilitate habitable accommodation in roofspace.				

CHESHAM TOWN COUNCIL PLANNING DECISIONS 10 APRIL 2017

1)	CH/2015/0826/FA	Broadway Bowls Club 12 - 14 Lowndes Avenue Chesham	LOWNDES
Description:	Erection of two semi-detached dwellings, extended vehicle access road from Lindo Close, associated parking, amenity space and landscaping.		
Comments:	The Committee raises its concern on the dwellings being overlooking to the bungalow in Lowndes Avenue and access concerns affecting Stanley Avenue and Lindo Close residents.		
Decision:	Council failed to determine application- Appeal in Progress		

2)	CH/2016/2249/FA	81-85 Broad Street Chesham	TOWNSEND
Description:	Development works to rear block , consisting of converting the existing vacant workshops at the lower ground level, erection of an infill extension and rear extensions at ground and first floor level to create 6 new residential units (Use Class 3)		
Comments:	While having no objections to the principle of the plot being redeveloped, the Committee raises its concerns on the lack of sufficient parking and overdevelopment. Moreover it notes that the planning application is not completed in parts.		
Decision:	Refuse Permission		

3)	CH/2016/2337/FA	12 Shepherds Way Chesham	WATERSIDE
Description:	Removal of existing front porch and rear glazed conservatory to facilitate single storey rear and single storey side extensions.		
Comments:	The Committee raises NO OBJECTIONS to this application.		
Decision:	Conditional Permission		

4)	CH/2016/2417/SA	74 Eskdale Avenue Chesham	TOWNSEND
Description:	Application for a Certificate of Lawfulness for a proposed operation relating to the creation of new vehicular access with associated hardstanding and dropped kerb.		
Comments:	The Committee has no comment to make in respect of this application.		
Decision:	Cert. of law Proposed dev or use issued.		

5)	CH/2016/2331/FA	Victoria House, Victoria Road Chesham	TOWNSEND
Description:	Ground floor infill side extension and alterations to fenestration.		
Comments:	The Committee recommends REFUSAL of this application as it deems it overdevelopment in an already overdeveloped part of town which will add to the acute parking and traffic problems in this area.		
Decision:	Conditional Permission		

CHESHAM TOWN COUNCIL PLANNING DECISIONS 10 APRIL 2017

6)	CH/2016/2332/FA	Victoria House, Victoria Road Chesham	TOWNSEND
Description:	Four dormer windows and single roof light to front roof slope.		
Comments:	The Committee recommends REFUSAL of this application as it deems it overdevelopment in an already overdeveloped part of town which will add to the acute parking and traffic problems in this area.		
Decision:	Refuse Permission		
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7)	CH/2016/2334/FA	Andrews Construction Victoria House, Victoria Road Chesham	TOWNSEND
Description:	Installation of two dormer windows and fenestration alterations at the rear.		
Comments:	The Committee recommends REFUSAL of this application as it deems it overdevelopment in an already overdeveloped part of town which will add to the acute parking and traffic problems in this area.		
Decision:	Refuse Permission		
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8)	CH/2017/0003/SA	24 Ashfield Road Chesham	HILLTOP
Description:	Application for a Certificate of Lawfulness for a proposed operation relating to the erection of a rear dormer structure, hip to gable roof extension and front rooflights to facilitate habitable accommodation in the roofspace.		
Comments:	The Committee has no comments to make in respect to this application in respect to the lawfulness , but expresses concern that the proposed roof would be out of keeping with the existing street scene.		
Decision:	Cert. of law Proposed dev or use REFUSED.		
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9)	CH/2017/0015/FA	87 Eskdale Avenue Chesham	TOWNSEND
Description:	Single storey rear/infill and side extension.		
Comments:	The Committee raises NO OBJECTIONS to this application.		
Decision:	Conditional Permission		
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10)	CH/2017/0016/TP	21 Hazelwood Close Chesham	NEWTOWN
Description:	Crown reduction of two field maples and a sycamore-all protected by a Tree Preservation Order.		
Comments:	The Committee raises NO OBJECTIONS to this application, subject to the comments of the District Council's Tree Officer.		
Decision:	Conditional Permission		
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11)	CH/2017/0037/FA	65 Lye Green Road Chesham	HILLTOP
Description:	Single storey rear extension.		
Comments:	The Committee raises NO OBJECTIONS to this application.		
Decision:	Conditional Permission		

CHESHAM TOWN COUNCIL PLANNING DECISIONS 10 APRIL 2017

12) **CH/2017/0047/FA** **Land to rear of 140 Botley Road Chesham** **TOWNSEND**

Description: Subdivision of plot and new detached dwelling on land to the rear of 140 Botley Road.

Comments: The Committee raises NO OBJECTIONS to this application.

Decision: Refuse Permission

13) **CH/2017/0064/FA** **23 Taylors Road Chesham** **HILLTOP**

Description: Single storey side extension.

Comments: The Committee raises NO OBJECTIONS to this application.

Decision: Conditional Permission

14) **CH/2017/0065/FA** **2 Cross Meadow Chesham** **LOWNDES**

Description: Part single, part two storey front/ side/ rear extensions incorporating additional bay window to front, fenestration alterations.

Comments: The Committee raises NO OBJECTIONS to this application.

Decision: Conditional Permission

15) **CH/2017/0067/FA** **9 Linington Avenue Chesham** **TOWNSEND**

Description: Single storey side, rear extension.

Comments: The Committee raises NO OBJECTIONS to this application.

Decision: Conditional Permission

16) **CH/2017/0077/FA** **32 Ashfield Road Chesham** **HILLTOP**

Description: Single storey side/rear extension, front and rear rooflights to facilitate habitable accommodation in roofspace.

Comments: The Committee raises NO OBJECTIONS to this application.

Decision: Conditional Permission

17) **CH/2017/0069/FA** **21 Alma Road Chesham** **VALE**

Description: Single storey side/rear extension.

Comments: The Committee raises NO OBJECTIONS to this application.

Decision: Conditional Permission

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

Description: Single storey side/rear extension.

Comments: The Committee raises NO OBJECTIONS to this application.

Decision: Conditional Permission

CHESHAM TOWN COUNCIL PLANNING DECISIONS 10 APRIL 2017

19)	CH/2017/0116/FA	31 Nutkins Way Chesham	VALE
Description:	Rear roof dormer structure, front rooflights to facilitate habitable accommodation in roofspace.		
Comments:	The Committee raises NO OBJECTIONS to this application.		
Decision:	Conditional Permission		
20)	CH/2017/0122/FA	Maeserfield, Ashley Green Road Chesham	NEWTOWN
Description:	Erection of outbuilding.		
Comments:	The Committee raises NO OBJECTIONS to this application.		
Decision:	Withdrawn		
21)	CH/2017/0123/FA	104 Mount Nugent Chesham	RIDGEWAY
Description:	Single storey front and a single storey rear (conservatory) extension.		
Comments:	The Committee raises NO OBJECTIONS to this application.		
Decision:	Conditional Permission		
22)	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.		
Comments:	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.		
Decision:	Refuse Permission.		
23)	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)		
Comments:	The Committee raises its concern in respect to the bulk of the development and the provision of an intrusive balcony.		
Decision:	Refuse Permission.		
24)	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.		
Comments:	The Committee WELCOMES this application in respect to the proposal to prune ,rather than fell, trees within the Conservation Area.		
Decision:	TPO shall not be made		

CHESHAM TOWN COUNCIL PLANNING DECISIONS 10 APRIL 2017

25)	CH/2017/0149/TP	7 Crabbe Crescent Chesham	HILLTOP
Description:	Crown reduction of an oak tree protected by a Tree Preservation Order.		
Comments:	The Committee raises NO OBJECTIONS to this application, subject to the comments of the District Council's Tree Officer.		
Decision:	Conditional Permission		
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26)	CH/2017/0162/FA	93 Vale Road Chesham	VALE
Description:	Single storey side rear extension.		
Comments:	The Committee raises NO OBJECTIONS to this application.		
Decision:	Refuse Permission.		
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27)	CH/2017/0164/FA	20 Botley Road Chesham	TOWNSEND
Description:	Single storey side rear extension to form indoor swimming pool.		
Comments:	The Committee raises NO OBJECTIONS to this application.		
Decision:	Conditional Permission		
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28)	CH/2017/0174/FA	36 Berkeley Avenue Chesham	LOWNDES
Description:	First floor rear extension.		
Comments:	The Committee raises NO OBJECTIONS to this application.		
Decision:	Conditional Permission		
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29)	CH/2017/0179/FA	16 Fullers Close Chesham	ST MARY'S
Description:	First floor side extension.		
Comments:	The Committee raises NO OBJECTIONS to this application.		
Decision:	Conditional Permission		
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30)	CH/2017/0183/FA	3 Shantung Place Moor Road Chesham	WATERSIDE
Description:	Single storey rear/side extension.		
Comments:	The Committee raises NO OBJECTIONS to this application.		
Decision:	Conditional Permission		
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31)	CH/2017/0196/FA	Ford & Ellis Motorcycles Ltd. 132-152 Broad Street Chesham	TOWNSEND
Description:	Erection of a secure storage unit to rear.		
Comments:	The Committee raises NO OBJECTIONS to this application.		
Decision:	Conditional Permission		
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AGENDA ITEM NO : 7 – 85 VALE ROAD, CHESHAM
(PLANNING APPLICATION CH/2016/1264/FA)

Reporting Officer: Bill Richards (01494 583824)

Ward: Vale

Summary

1. To consider whether the Council wishes to make representations to the Secretary of State in respect of an appeal concerning subdivision of 85 Vale Road to create two apartments, single storey extension, two rear dormer windows and front rooflights to facilitate habitable accommodation in roofspace, new vehicular access and parking to rear off Abbots Vale , Chesham.

Background Information

2. The appeal relates to the following development which was refused planning permission by Chiltern District Council.

Planning Application Ref: CH/2016/1264/FA

Proposed Development: Creation of two apartments.

Location: 85 Vale Road.

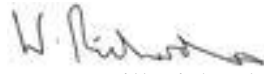
3. At a committee meeting of the 26 September 2016 your Committee stated that, subject to a review on the impact of parking, the committee had **NO COMMENT** to make on this application.

Detailed Consideration

4. The reasons for the District Council's refusal of planning permission and the Appellant's grounds of appeal are available for viewing on the following link https://isa.chiltern.gov.uk/online-applications/files/OC9393B145192095439CD1FB7CE7273B/pdf/CH_2016_1264_FA--3015340.pdf
5. The Secretary of State has given notice that the appeal is to be determined on the basis of written representation. Any comments, or modification/withdrawal of previous representation must be received by the Planning Inspectorate by 12th April 2017.

Recommendation

The Committee is invited to decide if it wishes to make any comments, or modification/withdrawal of previous representation.



Bill Richards
Town Clerk

CHESHAM TOWN COUNCIL

INFORMATION SHEET FOR COUNCILLORS TO THE DEVELOPMENT CONTROL MEETING OF THE 10th APRIL 2017

List 6 of 2017/18

11. Prior Notification Application - CH/2017/0370/PNO) – 1st and 2nd Floors, 35 High Street, Chesham, Buckinghamshire, HP5 1BW.

Prior notification under Class O of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015- Change of Use from Office (Use Class B1(a)) to four residential units (Use Class 3). Submitted by Cheshaminvest Ltd.

12. Prior Notification Application - CH/2017/0528/PNO) – Nashleigh Court, 188 Severalls Avenue, Chesham, Buckinghamshire, HP5 3EN.

Prior notification under Class O of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015- Change of Use from Office (Use Class B1(a)) to eleven residential units (Use Class 3). Submitted by Mr Eisenstein.

13. Appeal – Field Acres Farm, Fullers Hill , Chesham - CH/2016/1113/FA

The Proposal was: New agricultural workers dwelling.

The above appeal by the Planning Inspectorate in Bristol **was dismissed**.

14. Appeal – Tall Trees, Nashleigh Hill, Chesham - CH/2015/00280/AB

The Proposal was: Appeal against without planning permission, the change of use of the land from residential(Use class C3) to a mixed use of residential and open storage of building materials and other materials including (but not limited to) planks of wood, fence panels, pallets and other processed wood, windows, doors, glass, bricks, rubbish , metal and plastic (Use Class C3 and B8).

The Inquiry into the above appeal by the Planning Inspectorate in Bristol will take place on 12 April 2017 at 10 am at Council Chamber, King George V Road, Amersham HP6 5AW and is anticipated to last 2 days. Members of the public can attend and speak if they are present when the Inquiry opens.

15. Amended plans received – 16 Chessmount Rise, Chesham- CH/2016/1953/FA

The Proposal was : Development of 10 dwellings, improved vehicle access and associated works.

Amended plans have been received and can be viewed on the Chiltern District Council planning website. Any further comments can be submitted by email to PlanningConsultations@chiltern.gov.uk by 10 April 2017.

16. Police Response to MVAS

Further to the request at the Development Control meeting of 20th February 2017 when the Town Clerk was asked to investigate the usefulness of the provided MVAS data with Thames Valley Police, the following responses from Superintendent Yvette Hitch, LPA Commander , and Sergeant James Ellis, are attached.



Chiltern & South
Bucks Local Police
Area

**Superintendent Yvette
Hitch
LPA Commander**

Taplow Police Base
124 Bath Road
Taplow
Buckinghamshire
SL6 0NX

Tel: **01753 271145**
Fax: **01628 665379**
Ref: AL/00257/17

3rd March 2017

Mr Bill Richards
Town Clerk
Chesham Town Council
Town Hall
Chesham
Bucks
HP5 1DS

Dear Bill

I write in response to your letter dated the 27 February, concerning Chesham Town Council's MVAS data and your enquiry as to how it is used by the police.

As you mention, your speed monitoring information is shared with both my local Neighbourhood Policing Sergeants, as well as the relevant Road Safety Officer from the Roads Policing department.

Like yourselves, we fully recognise the significance with which the issue of speeding is regarded by the Chesham community. As such, it is stated within the neighbourhood's "You Said, We Did" priorities for the area; specifically, "more traffic enforcement on roads in and around Chesham". As with all road safety matters, the Roads Policing department lead on speed enforcement activity. In recognition of the strength of feeling with our communities, this provision is augmented by the Neighbourhood team, who are supplied with, and trained in the use of, a type approved speed light beam device.

I understand that, for each MVAS report shared, my staff evaluate the figures to determine the appropriate policing response, with a mind to the overall risk to public safety. This process considers the 85th percentile speed data, the weight of traffic, and projected numbers of overall road users, at that given hour of the day. For instance, a solitary 3 AM reading of twice over the speed limit, whilst reprehensible, might not be practical, nor proportionate, to plan enforcement action around. Whereas, numerous lower readings, of a speed still significantly exceeding prosecutable limits, at a time when more vehicles and pedestrians are present, could

far more readily warrant police action. The value of this process in proving a contemporary evidence base, upon which to make informed decisions of when and where we position our staff.

Yet correspondingly, there are occasions when a case for police enforcement action is not made out. Many of the recent MVAS reports have indicated that average recorded speeds do not stray significantly from the prescribed limit, during peak periods. It then falls to us to display the strength of our convictions; challenge residents' preconceptions as to the extent of the issue, and assign our staff to those matters which present the most apparent and continuing risk.

We would never wish to seem dismissive of a continuing community concern, and would seek means by which we can empower neighbourhoods to become part of the solution. Within the context of speeding, Community Speed watch is a project with which I am sure you are familiar, and would provide locals with their own means of holding speeders to account. You may also be aware of the very positive results the initiative has been shown to offer, in influencing driver behaviour in the longer term: more so than formal police enforcement. Much like the assessment completed by the police, a Community Speed watch group could similarly improve their efficiency through use of your MVAS data.

Whilst we do not retain official records of speed enforcement, we often retrospectively publicise such activity, by means of our Twitter account (@ChiltSBucks) and via our Neighbourhood Policing quarterly updates: we would certainly encourage your councillors to review these feeds, if seeking to quantify what levels already take place in Chesham. Certainly, I understand that a joint enforcement operation between Roads Policing and Neighbourhood Policing teams, occurred in Chesham during January, and I believe a similar operation is planned for the coming months. Additionally, Chesham's Neighbourhood Policing team have a day's speed enforcement activity planned at numerous locations in Chesham, within the coming month. This was as a result of community feedback from the recent World Café event, with locations again prioritised by means of the MVAS data.

I trust this leaves your members in no doubt as to the value of the information Chesham Town Council supplies us, and the policing impact to which it supports.

Yours sincerely

Y. Hitch

Supt

Yvette Hitch
Superintendent
LPA Commander

67p

Rachel Watts

From: Ellis James <James.Ellis@thamesvalley.pnn.police.uk>
Sent: Tuesday, March 7, 2017 3:09 PM
To: Rachel Watts; Bill Richards
Subject: MVAS

Hello Rachel and Bill,

As we know, MVAS data and how we deal with it, has been a point of conversation, as of late. Hopefully, you'll be in possession of the response from Supt. Hitch, by the time you read this.

As part of my work in addressing the community priorities for Chesham, I'm looking to quantify the scope of the problem of speeding, and naturally I've looked at the MVAs data, to aid in reaching some conclusions.

However, any findings are far more valid if they consider others' viewpoints, and I was wondering as to what analysis the town council has conducted on the readings.

Without wishing to prejudice to own research, I have looked to get an overall gauge of how severely Chesham is effected by speeders.

For this, I've identified a few pertinent parameters:

1. The degree by which the speed limit is exceeded.
2. The number of speeders who exceed the limit, to an exceptional degree.
3. The resulting danger to which the community is exposed.

To be fair, this sort of analysis, is what I would customarily do with each report: I've simply extended it to consider all the extensive collection of documents, in my email archive.

In broad terms, I find myself concluding that the vast majority of speeders are found to exceed the limit between 3 and 7 MPH. I've also found that the occasions when we have readings of 75+ MPH, are very rare (one or two within a two week period) and often happen at a time when they are very likely the only person using the road. Does this tally with your own interpretation? Is this a fair summary?

I am currently trying to write a status report on Chesham's priorities: In summarising where we stand with speeding, I want to ensure we share a joint understanding of what the issue looks like, and I'd very much value your views; whether they are similar to mine, or not. Certainly, if I've missed something which should radically change my opinion, I would be very grateful to be shown the error of my statistical analysis!

Many thanks,

James

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