

# Chesham Town Council

Bill Richards  
Town Clerk



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28<sup>th</sup> May 2021

Dear Councillor,

Notice is hereby given of a meeting of the **PLANNING WORKING GROUP** to be held remotely on

**MONDAY 7<sup>th</sup> JUNE 2021 AT 6.30PM**

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

## AGENDA

1. Election of Chairman and Vice Chairman for the Administrative Year 2021/22.
2. Apologies for absence.
3. Declarations of Interest.
4. To receive and consider planning applications received from Buckinghamshire 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 Buckinghamshire Council's website.**  
<https://www.buckscc.gov.uk/services/environment/planning/view-planning-applications/>
5. To receive and consider decision notices received from Buckinghamshire Council since the last meeting of the Committee.
6. Update on Neighbourhood Plan and Neighbourhood Plan Working Party.
7. Appeal – Global Infusion Court, Preston Hill.
8. Information Items.

Yours sincerely,

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

Bill Richards  
Town Clerk

Publication Date: 28<sup>th</sup> May 2021



# Chesham Town Council

continued . . .



<b><u>Councillor</u>   <u>Circulation</u></b>
Councillor Alan Bacon
Councillor Joseph Baum
Councillor Qaser Chaudhry
Councillor Mohammad Fayyaz
Councillor Umat Hayyat
Councillor Francis Holly
Councillor Chasey Hood
Councillor Jane MacBean
Councillor Nick Southworth

## CHESHAM TOWN COUNCIL PLANNING APPLICATIONS 7<sup>TH</sup> JUNE 2021

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1)	PL/21/1321/SA	[REDACTED]	6 Waller Way Chesham	NEWTOWN
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**Description:** Certificate of Lawfulness for proposed garage conversion to a living space.

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2)	PL/21/1284/SA	[REDACTED]	78 Woodley Hill Chesham	WATERSIDE
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**Description:** Certificate of Lawfulness for proposed front porch and conversion of garage to living space.

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3)	PL/21/1346/FA	[REDACTED]	49 Germain Street Chesham	ST MARY'S
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**Description:** New window opening to side elevation.

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4)	PL/21/1412/FA	[REDACTED]	103 The Broadway Chesham	ST MARY'S
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**Description:** Removal of signage, replacement of cash machine with window and replacement of night safe with brick infill.

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5)	PL/21/1415/FA	[REDACTED]	13 Poles Hill Chesham	ASHERIDGE VALE
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**Description:** Proposed single storey rear extension, raised terrace area and front porch.

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6)	PL/21/1114/FA	[REDACTED]	99 Lynton Road Chesham	VALE
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**Description:** Covered porch to the front elevation.

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7)	PL/21/1466/FA	[REDACTED]	220 Vale Road Chesham	VALE
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**Description:** Part single, part two storey side and single storey rear extension, front porch extension, increased patio and landscaping to rear.

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## CHESHAM TOWN COUNCIL PLANNING APPLICATIONS 7<sup>TH</sup> JUNE 2021

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8) **PL/21/1263/FA** [REDACTED] **Lee Farm House, 147 Botley Road Chesham** **TOWNSEND**

**Description:** Single storey rear extension to create attached annexe, demolish side porch and erect new side porch, new rear porch, changes to rear windows and door, external repairs including repairs to roof, interior modifications conversion of existing outbuilding into summer room with a change from flat to pitched roof and changes to windows and doors, external landscaping works, swimming pool and plant room.

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9) **PL/21/1264/HB** [REDACTED] **Lee Farm House, 147 Botley Road Chesham** **TOWNSEND**

**Description:** Listed building consent for single storey rear extension to create attached annexe, demolish side porch and erect new side porch, new rear porch, changes to rear windows and door, interior modifications, addition of internal secondary glazing, widening and relocation of doorways and demolition of internal walls and ceiling, external repairs including repairs to roof, conversion of existing outbuilding into summer room with a change from flat to pitched roof, external landscaping works, swimming pool and plant room.

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10) **PL/21/1345/FA** [REDACTED] **20 Cheyne Walk Chesham** **TOWNSEND**

**Description:** Demolition of existing garage and side extension, two storey side, part two, part single storey rear extension, single storey front extension with bay window and porch, loft conversion with a rear dormer, roof lights and sun tunnels to the front and rear elevations, erection of outbuilding to rear garden and a new vehicular access.

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11) **PL/21/1374/FA** [REDACTED] **OS Field 0065 (Meadow Croft Farm) Chesham** **ST MARY'S**

**Description:** Conversion of existing agricultural building into a residential dwelling, served by a new vehicular access and altered driveway.

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12) **PL/21/1507/FA** [REDACTED] **32A High Street Chesham** **ST MARY'S**

**Description:** Change of use to mixed use (Sui Generis/Use class E retail)

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## CHESHAM TOWN COUNCIL PLANNING APPLICATIONS 7<sup>TH</sup> JUNE 2021

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13)	PL/21/1139/FA	[REDACTED]	Flat 1, Chartridge Hill House Chesham	LOWNDES
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**Description:** Demolition of existing garages and erection of new double garage.

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14)	PL/21/1193/FA	[REDACTED]	Land Adjoining 76 Lye Green Road Chesham	HILLTOP
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**Description:** Erection of 2 detached dwellings and related landscaping works.

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15)	PL/21/1649/FA	[REDACTED]	95 Upper Belmont Road Chesham	RIDGEWAY
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**Description:** Demolition of porch and erection of single storey front extension.

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16)	PL/21/1320/FA	[REDACTED]	The Motoring Team House, Amersham Road Chesham	ST MARY'S
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**Description:** Construction of new car showroom with office mezzanine on car sales forecourt area.

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17)	PL/21/1393/FA	[REDACTED]	128 Eskdale Avenue Chesham	TOWNSEND
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**Description:** Part two/part single storey rear extension, rear dormer and rear steps.

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18)	PL/21/1362/FA	[REDACTED]	1 Bois Moor Road Chesham	WATERSIDE
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**Description:** Change of use to Nursery/Day care centre (Use class E(f)) and external alterations including changes to windows and doors, rendering of brickwork, removal of side shutters and new 2 metre high side/rear fence.

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19)	PL/21/1363/AV	[REDACTED]	1 Bois Moor Road Chesham	WATERSIDE
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**Description:** Non-illuminated fascia sign.

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20)	PL/21/1389/FA	[REDACTED]	Lake House, The Bury, Church Street Chesham	ST MARY'S
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**Description:** Single storey front and rear infill extensions, changes to doors and windows, insertion of 3 side rooflights, cladding of exterior and landscaping.

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## CHESHAM TOWN COUNCIL PLANNING APPLICATIONS 7<sup>TH</sup> JUNE 2021

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21) **PL/21/1624/FA** [REDACTED] **165 Chartridge Lane Chesham** **LOWNDES**

**Description:** First floor rear infill extension.

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22) **PL/21/1553/FA** [REDACTED] **Brockhurst Farm, 161 Lye Green Road Chesham** **HILLTOP**

**Description:** Erection of a timber-clad Garden shed with pitched felt roof and associated concrete base.

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23) **PL/21/1554/HB** [REDACTED] **Brockhurst Farm, 161 Lye Green Road Chesham** **HILLTOP**

**Description:** Listed building consent for erection of timber clad garden shed with pitched felt roof and associated concrete base.

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24) **PL/21/1699/FA** [REDACTED] **13 Upland Avenue Chesham** **RIDGEWAY**

**Description:** Retrospective application for an outbuilding in the rear garden.

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25) **PL/21/1709/FA** [REDACTED] **5 Woodcroft Road Chesham** **NEWTOWN**

**Description:** Single storey rear extension, single storey front porch, changes to windows and doors, new chimney, cladding and render to external elevations and raised rear terrace with glass balustrade.

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26) **PL/21/1243/VRC** [REDACTED] **1 Lowndes Avenue Chesham** **LOWNDES**

**Description:** Variation of condition 7 (approved plans) of planning permission CH/2017/2297/FA (proposed one bed bungalow to rear of 1 Lowndes Avenue) to allow change of roof design.

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27) **PL/21/1558/FA** [REDACTED] **39 Asheridge Road Chesham** **ASHERIDGE VALE**

**Description:** Single storey rear extension.

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## CHESHAM TOWN COUNCIL PLANNING APPLICATIONS 7<sup>TH</sup> JUNE 2021

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28) **PL/21/1795/SA** [REDACTED] **30 The Spinney Chesham** **HILLTOP**

**Description:** Certificate of lawfulness for proposed conversion of loft space to create living space, addition of rear dormer window, 2 front rooflights and internal alterations.

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29) **PL/21/1797/FA** [REDACTED] **Former Public Convenience, Berkhamstead Road Chesham** **NEWTOWN**

**Description:** Construction of three storey office building comprising an office at ground floor level and two residential flats above.

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30) **PL/21/1804/FA** [REDACTED] **3 Ashfield Road Chesham** **HILLTOP**

**Description:** Proposed single storey rear infill extension and relocation of principal door to side access (amendment to PL/21/1617/FA)

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31) **PL/21/1871/SA** [REDACTED] **1F Pond Park Road Chesham** **VALE**

**Description:** Certificate of Lawfulness for proposed loft conversion to habitable space with roof extension, rear dormer, juliet balcony and new window to side elevation.

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32) **PL/21/1735/FA** [REDACTED] **The Apple Tree, 2A Goose Acre Chesham** **TOWNSEND**

**Description:** Part two / part first / part single storey side / rear extension.

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33) **PL/21/1832/FA** [REDACTED] **20 Chessmount Rise Chesham** **WATERSIDE**

**Description:** Demolition of existing rear extension and erection of part single storey/part two storey rear extension and front porch.

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34) **PL/21/1954/FA** [REDACTED] **Little Britain House, Alma Road Chesham** **VALE**

**Description:** Change of use to motor repair garage with light body work and MOT testing (Use class B2) and 4 new MOT Customer parking spaces.

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## CHESHAM TOWN COUNCIL PLANNING DECISIONS 2013

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1)	PL/20/1864/HB	[REDACTED]	Lords Mill, Moor Road Chesham	WATERSIDE
<b>Description:</b>	Listed Building Consent for: The renovation and refurbishment of the Grade II listed Lords Mill Cottage and adjacent timber framed barn structures. The demolition of ancillary shed structures to the rear and the conversion of the existing barn structures			
<b>Comments:</b>	The Committee defers to the Historic Buildings Officer but would wish to see a detailed report for this site.			
<b>Decision:</b>	Conditional Consent			

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2)	PL/20/1646/FA	[REDACTED]	Lords Mill, Moor Road Chesham	WATERSIDE
<b>Description:</b>	The renovation and refurbishment of the Grade II listed Lords Mill Cottage and adjacent timber framed barn structures. The demolition of ancillary shed structures to the rear and the conversion of the existing barn structures into 4 no. residential dwell			
<b>Comments:</b>	While the Committee welcomes the renovation of this site, it raises its concern in regards to highway safety associated with the bridge and would like to see comprehensive comments from the Highways team on this matter.			
<b>Decision:</b>	Conditional Permission			

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3)	PL/20/2611/FA	[REDACTED]	Lycrome Lodge, Nashleigh Hill Chesham	NEWTOWN
<b>Description:</b>	Erection of garage and formation of vehicular access and hardstanding.			
<b>Comments:</b>	The Committee has NO OBJECTIONS to this application subject to it being conditional on the hardstanding being of a permeable material.			
<b>Decision:</b>	Conditional Permission			

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4)	PL/20/4015/FA	[REDACTED]	77 Berkeley Avenue Chesham	LOWNDES
<b>Description:</b>	Part two, part single storey rear, single storey side and single storey front extensions.			
<b>Comments:</b>	The Committee has NO OBJECTIONS to this application.			
<b>Decision:</b>	Conditional Permission			

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5)	PL/21/0432/SA	[REDACTED]	112 Berkeley Avenue Chesham	LOWNDES
<b>Description:</b>	Certificate of lawfulness for proposed : Loft extension with 3 front rooflights and rear dormer, porch, conversion of existing storage area to habitable accommodation and outbuilding in rear garden.			
<b>Comments:</b>	The Committee raises its concern in respect of the bulk of the dormer window, the size of the double doors and Juliet balcony. Moreover, it raises its concern on loss of amenity space and possible noise from a gym in the outbuilding. The Committee believes this application should be determined as a full Planning Application.			
<b>Decision:</b>	Part approve/refuse-proposed Cert of Lawfulness			

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## CHESHAM TOWN COUNCIL PLANNING DECISIONS 2013

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6)	PL/21/0098/FA	[REDACTED]	Land at Bunkers Yard, Hivings Hill Chesham	ASHERIDGE VALE
<b>Description:</b>	Demolition of commercial buildings, erection of 3 terraced houses to the front of the site and 2 terraced houses to the rear vehicular access, parking and landscaping.			
<b>Comments:</b>	While the Committee welcomes the aesthetic design of the three terraced houses to the front, it recommends REFUSAL of the application as a whole as it believes the rear terraced houses constitute overdevelopment, potential overlooking and loss of amenity.			
<b>Decision:</b>	Conditional Permission			

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7)	PL/21/0709/KA	[REDACTED]	Watermeadow House, Watermedow Chesham	ST MARY'S
<b>Description:</b>	Sycamore T1 - Prune back to previous cuts maximum of 2-3m (Chesham Conservation Area).			
<b>Comments:</b>	The Committee defers to the comments of the Buckinghamshire Council (East) Tree Officer.			
<b>Decision:</b>	TPO shall not be made			

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8)	PL/21/0730/VRC	[REDACTED]	Lords Mill, Moor Road Chesham	WATERSIDE
<b>Description:</b>	Variation of condition 7(Highways signage and lining); 8 (New Access); 11(Widening and access); 12 (Fish Pass) and 13(Archaeology) of application CH/2017/1843/FA (The restoration and refurbishment of the grade 11 listed building with the removal of later			
<b>Comments:</b>	The Committee recommends REFUSAL of this application as it believes it both damaging and inappropriate both in terms of the environment and archaeology. The Committee does not believe the remedial works should be prior to the fish pass project being undertaken and note that the submission of a Written Scheme of Investigation must be provided to the Buckinghamshire Council Archaeology Service for approval in advance of the works being undertaken. The Committee has real concerns that both aspects may not be progressed once the building works are completed.			
<b>Decision:</b>	Conditional Permission			

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## CHESHAM TOWN COUNCIL PLANNING DECISIONS 2013

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9) **PL/21/0857/VRC** [REDACTED] **Lords Mill, Moor Road Chesham** **WATERSIDE**

**Description:** Variation of condition 7 (Windows and glazed entrance screens) of application CH/2017/1844/HB (The restoration and refurbishment of the grade 11 listed building with the removal of later accretions to the rear to facilitate the conversion of the existing)

**Comments:** The Committee recommends REFUSAL of this application as it believes it both damaging and inappropriate both in terms of the environment and archaeology. The Committee does not believe the remedial works should be prior to the fish pass project being undertaken and note that the submission of a Written Scheme of Investigation must be provided to the Buckinghamshire Council Archaeology Service for approval in advance of the works being undertaken. The Committee has real concerns that both aspects may not be progressed once the building works are completed.

**Decision:** Conditional Consent

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10) **PL/21/0744/OA T** [REDACTED] **Land adjoining 8 Hampden Avenue Chesham** **LOWNDES**

**Description:** Outline application for erection of three detached houses and garages, all matters reserved. Renewal of approval CH/2018/0375/OA.

**Comments:** The Committee has NO OBJECTIONS to this application

**Decision:** Conditional Permission

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11) **PL/21/0783/FA** [REDACTED] **118 Chartridge Lane Chesham** **LOWNDES**

**Description:** Part two storey, part single storey, rear extension, first floor side extension, remodelling of roof with addition of 3 rear dormers and 1 side rooflight, remodelling of front porch, changes to doors and windows and removal of chimneys.

**Comments:** The Committee has no comments on this application

**Decision:** Conditional Permission

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12) **PL/21/0751/FA** [REDACTED] **9 Harding Road Chesham** **TOWNSEND**

**Description:** Proposed single storey rear extension with raised patio area, first floor front infill extension, front porch, additional windows to front elevation.

**Comments:** The Committee recommends REFUSAL of this application on the grounds of overdevelopment and overintensification and potential loss of privacy for, and being overbearing on, the next-door property

**Decision:** Conditional Permission

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## CHESHAM TOWN COUNCIL PLANNING DECISIONS 2013

13)	PL/21/0938/KA	[REDACTED]	The Drawing Room, Frances Yard Chesham	ST MARY'S
<b>Description:</b> Reduction of a sycamore by up to 50% (Chesham Conservation Area).				
<b>Comments:</b> The Committee defers to the comments of the Buckinghamshire Council (East) Tree Officer but raises its concern that pruning 50% of the tree may irreparably damage it.				
<b>Decision:</b> TPO shall not be made				
14)	PL/21/0840/FA	[REDACTED]	6 Pulpit Close Chesham	LOWNDES
<b>Description:</b> Two storey side and single storey rear extensions.				
<b>Comments:</b> The Committee raises its concern on the proposed extension's proximity to number 5 and it being overdevelopment and over-intensification. Moreover, to ensure no loss of privacy, it would wish to see any approval conditional on obscured glass and non-opening bathroom windows				
<b>Decision:</b> Refuse Permission				
15)	PL/21/0853/FA	[REDACTED]	63 Lowndes Avenue Chesham	LOWNDES
<b>Description:</b> Part two storey, part single storey rear extension, new roof over existing single storey side extension and additional windows to side elevations.				
<b>Comments:</b> The Committee has NO OBJECTIONS to this application				
<b>Decision:</b> Conditional Permission				
16)	PL/21/0934/FA	[REDACTED]	18 Lowndes Avenue Chesham	LOWNDES
<b>Description:</b> Extension of existing vehicular access.				
<b>Comments:</b> The Committee has no comments on this application.				
<b>Decision:</b> Conditional Permission				
17)	PL/21/1031/SA	[REDACTED]	13 Upland Avenue Chesham	RIDGEWAY
<b>Description:</b> Certificate of Lawfulness for proposed hip to gable loft conversion with rear dormer and 3 roof lights to front elevation.				
<b>Comments:</b> The Committee has no comments on this application.				
<b>Decision:</b> Cert of law proposed dev or used issued				
18)	PL/21/1077/FA	[REDACTED]	50 Vale Road Chesham	VALE
<b>Description:</b> Single storey rear/side extension and loft conversion with the addition of a rear dormer and roof light to the front elevation.				
<b>Comments:</b> The Committee has NO OBJECTIONS to this application				
<b>Decision:</b> Conditional Permission				

## CHESHAM TOWN COUNCIL PLANNING DECISIONS 2013

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19) **PL/21/0902/FA** [REDACTED] **1 Wey Lane Chesham** **ST MARY'S**

**Description:** Replacement of first floor window and retention of conservatory as built.

**Comments:** The Committee has NO OBJECTIONS to this application

**Decision:** Refuse Permission

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20) **PL/21/0903/HB** [REDACTED] **1 Wey Lane Chesham** **ST MARY'S**

**Description:** Listed building consent for replacement of first floor window and retention of conservatory as built

**Comments:** The Committee raises its concern on the proposed installation of UVPC windows in a Listed Building located in the Conservation Area and would question whether they are in keeping with the existing street scene. The Committee would welcome the observations of the Historic Buildings Officer.

**Decision:** Refuse Consent

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21) **PL/21/0836/FA** [REDACTED] **201 Chartridge Lane Chesham** **LOWNDES**

**Description:** Single storey rear extension addition/changes to windows and doors to side and rear elevations.

**Comments:** The Committee has NO OBJECTIONS to this application

**Decision:** Conditional Permission

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22) **PL/21/1018/FA** [REDACTED] **124 Berkeley Avenue Chesham** **LOWNDES**

**Description:** New vehicular access and hardstanding.

**Comments:** The Committee has NO OBJECTIONS to this application

**Decision:** Cert of law proposed dev or use issued

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23) **PL/21/1140/FA** [REDACTED] **157 Botley Road Chesham** **TOWNSEND**

**Description:** Erection of detached garage at front of property with associated landscaping.

**Comments:** The Committee has NO OBJECTIONS to this application

**Decision:** Conditional Permission

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## CHESHAM TOWN COUNCIL PLANNING DECISIONS 2013

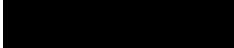
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24)	PL/21/0733/OA		40 Lye Green Road Chesham	HILLTOP
<b>Description:</b>	Outline application for demolition of the existing dwelling and the erection of 4 dwellings (matters to be considered : appearance and layout)			
<b>Comments:</b>	The Committee recommends REFUSAL of this application on the grounds of overdevelopment and visually unattractive; being incongruous to the existing street scene with its preponderance of bungalows; over-intensification; bulk and mass of the rear properties; being overlooking to, and resulting in loss of privacy and overshadowing for, nearby properties; loss of amenity space for gardens to provide parking (which in itself may not comply with minimum parking standards) and suitability of the bins 'tidy area'. Moreover, the Committee raises its considerable concern on the public footpath being included in the plans as if part of the access road. The Committee needs clarification on this to determine whether this intended to be shared space; whether the access road in itself adheres to the 4.8m width stipulated by the Highways team and whether it is suitable for emergency vehicles accessing the rear properties in a forward motion.			
<b>Decision:</b>	Refuse Permission			
25)	PL/21/0901/FA		41 Berkeley Avenue Chesham	LOWNDES
<b>Description:</b>	Demolition of the existing bungalow and erection of a detached house.			
<b>Comments:</b>	The Committee has NO OBJECTIONS to this application			
<b>Decision:</b>	Conditional Permission			
26)	PL/21/1105/FA		85 Vale Road Chesham	VALE
<b>Description:</b>	Single storey rear extension.			
<b>Comments:</b>	The Committee has NO OBJECTIONS to this application			
<b>Decision:</b>	Conditional Permission			
27)	PL/21/1218/FA		1 Ashfield Road Chesham	HILLTOP
<b>Description:</b>	Single storey side extension, side porch extension and two sun tunnels to side elevation.			
<b>Comments:</b>	The Committee has NO OBJECTIONS to this application			
<b>Decision:</b>	Conditional Permission			


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## CHESHAM TOWN COUNCIL PLANNING DECISIONS 2013

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28)	PL/21/0652/TP		Chesham Bois Manor, Amersham Road. Chesham	ST MARY'S
<b>Description:</b>	T009 Beech - Reduce crown down to live/healthy wood. T0051 Lime - reduce crown height by approximately 4m and lateral branches by 2M. T0053 Lime - reduce crown height by approximately 4m and lateral branches by 2m. (TPO/1948/077)			
<b>Comments:</b>	The Committee defers to the comments of the Buckinghamshire Council (East) Tree Officer but does note that the applicant has not discharged a previous planning condition of replanting trees to replace those felled so would wish to see this enforced before further permissions are granted.			
<b>Decision:</b>	Conditional Permission			

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29)	PL/21/1284/SA		78 Woodley Hill Chesham	WATERSIDE
<b>Description:</b>	Certificate of Lawfulness for proposed front porch and conversion of garage to living space.			
<b>Comments:</b>				
<b>Decision:</b>	Cert of law proposed dev or use issued			

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## **AGENDA ITEM NO : 6 – UPDATE ON NEIGHBOURHOOD PLAN**

**Reporting Officer: Bill Richards (01494 583824)**

### **Summary**

1. To receive an update on the Neighbourhood Plan and to agree on the constitution and membership of the Neighbourhood Plan Working Group.

### **Background Information**

2. At the Annual Council meeting of the 17<sup>th</sup> May 2021, it was resolved that *‘that the current schedule of task and finish Working Groups be reviewed and decided at a subsequent meeting as the situation surrounding the national roadmap evolves and the priorities and functionality of the Council become clearer.’* (Min No.9)

### **Financial Implications**

3. None pertinent to this report.

### **Strategic Objectives**

4. Accords with the Council’s strategic objective 4 - *‘To consult with and represent the views and wishes of the citizens of Chesham’*.

### **Equality Act Implications**

5. Non applicable.

### **Detailed Consideration**

6. For new Members particularly, it is felt instructive to update the Working Group as to progression of the Chesham Neighbourhood Plan. With support from O’Neill Homer Consultants and after liaison with the Chesham Renaissance Community Interest Company who have produced a Chesham Masterplan, the **attached** Action Plan gives an indication of the current position. Since it was produced in January, limited progression has continued but largely limited due to the period of pre-election ‘Purdah’ and the election of the new Council.
7. Officers, have however, remained in touch with the consultants who have advised on further possible funding streams and a potential proposal to advance the plan if necessary.
8. To regain momentum, it is recommended that this Working Group nominate Members to sit on a small Neighbourhood Plan Task and Finish Working Group along the lines of the one previously operating at the last Council. This consisted of 6 Members and reflected political proportionality. Once agreed it is proposed that it meets as soon as possible and is ratified at the next Council meeting.

**Recommendation**

**That the Working Group notes the current position and agrees on the setting up and membership of a Neighbourhood Plan Task and Finish Working Group to be ratified at the next Council meeting.**



Bill Richards  
Town Clerk



**AGENDA ITEM NO : 7 – GLOBAL INFUSION COURT,  
PRESTON HILL (PLANNING APPLICATION  
PL/20/2614/FA)**

**Reporting Officer:** Bill Richards (01494 583824)

**Ward:** Newtown

**Summary**

1. To receive notification of an appeal against refusal concerning Global Infusion Court, Preston Hill.

**Background Information**

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

**Planning Application Ref:** PL/21/2614/FA

**Proposed Development:** Demolition of existing buildings and the erection of 63 dwellings comprising 13 three bedroom houses and 50 one and two bedroom apartments, associated car parking, vehicular access, open space, landscaping and ancillary works.

**Location:** Global Infusion Court, Preston Hill, Chesham, Buckinghamshire.

3. At your Committee meeting of 12<sup>th</sup> December, the following comment was made on the application: *“The Committee recommends **REFUSAL** of this application on the grounds of it being an important designated employment site and without rationale for a change of use; net loss of a wildlife habitat site; being out of keeping with the area which abuts a rural area, both in poor urban design and excessive height and scale and insufficient parking. Moreover, the Committee raises its concern on the possible loss of an important tree barrier, highway concerns in relation to access to Nashleigh Hill and increased traffic.”*

**Detailed Consideration**

4. The reasons for the Unitary Authority’s refusal of planning permission and the Appellant’s grounds of appeal are available for viewing on the following link and entering application reference number PL/21/2614/FA  
<https://pa.chilternandsouthbucks.gov.uk/online-applications/>

Report of the Officers to a meeting of the PLANNING  
Committee on Monday 7<sup>th</sup> June 2021

5. The appeal will be determined on the basis of an inquiry. For new Members' information, it should be noted that any comments made by consultees such as this Council made at application stage will be sent to the Planning Inspectorate and the appellant and will be considered by the Inspector (unless they withdraw them within the 5-week deadline). If they want to make any **additional** comments they must submit 3 copies within 5 weeks of the starting date, by **30th June 2021**.

**Recommendation**

**That the Working Group wishes to consider whether it wishes to make any additional comments to the application to those previously submitted to the Planning Authority.**



## Directorate for Planning, Growth and Sustainability

King George V House, King George V Road, Amersham, Bucks HP6 5AW

planning.csb@buckinghamshire.gov.uk

01494 732950 | 01895 837210

www.buckinghamshire.gov.uk

Mr W Richards  
Chesham Town Hall  
Council Offices  
Town Hall  
Chesham  
HP5 1DS;

Officer: [REDACTED]  
Email: [planning.appeals.csb@buckinghamshire.gov.uk](mailto:planning.appeals.csb@buckinghamshire.gov.uk)  
Tel: 01494 732950 / 01895 837210  
Ref: APP/X0415/W/21/3274200

1 June 2021

Dear Sir/Madam,

### TOWN AND COUNTRY PLANNING ACT 1990 APPEAL UNDER SECTION 78

Appeal reference: APP/X0415/W/21/3274200  
Appellant's name: [REDACTED]  
Appeal start date:

Application Reference: PL/20/2614/FA  
Application type: Full Planning Permission  
Location: Global Infusion Court, Preston Hill, Chesham, Buckinghamshire, HP5 3FE,  
Proposal: Demolition of existing buildings and the erection of 63 dwellings comprising 13 three bedroom houses and 50 one and two bedroom apartments, associated car parking, vehicular access, open space, landscaping and ancillary works.

An appeal against **refusal** has been received in respect of the above application, as detailed in the appellant's grounds of appeal.

The appeal will be determined on the basis of an inquiry. The procedure to be followed is set out in the Town and Country Planning Appeals (Determination by Inspectors) (inquiries Procedure) (England) Rules 2000.

We have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal.

If you wish to make comments, or modify/withdraw your previous representation, you can do so on the Planning Inspectorates website at <https://acp.planninginspectorate.gov.uk> or by emailing HELEN.SKINNER@planninginspectorate.gov.uk. The Planning Inspectorate Case Officer can also be reached by telephone on 0303 444 5531. If you do not have access to the internet, you can send three copies to:

[REDACTED]  
spectorate  
Temple Quay House  
2 The Square  
Bristol  
BS1 6PN

All representations must be received by the Planning Inspectorate by 30 June 2021. Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations. All representations must quote the appeal reference APP/X0415/W/21/3274200.

Please note that any representations you submit to the Planning Inspectorate will be copied to the appellant and this local planning authority and will be considered by the Inspector when determining the appeal. Information

provided in your representation will be published on the Council's website. We will use our best endeavours to ensure that signatures, telephone numbers and personal email addresses are not published.

If you submit comments and then subsequently wish to withdraw them, you should make this request to the Planning Inspectorate by 30 June 2021.

Using the Council's application reference, the planning application documents and appellant's grounds of appeal are available to view on the [Councils Public Access System](#). If you require access to a computer you may come to the Council Offices where there are facilities available. Your local library may also have available computers and internet access.

More information and guidance on taking part in appeals is available from the Planning Inspectorate's website, [www.gov.uk/government/organisations/planning-inspectorate](http://www.gov.uk/government/organisations/planning-inspectorate).

You can download a copy of the Planning Inspectorate's "Guide to taking part in planning appeals" booklet(s) at [www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal](http://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal). The guide explains who decides an appeal and what the rules are, how you can make your views known and what is considered.

When made, the decision will be published on the Planning Inspectorate's website and the Council's website.

Yours faithfully



**Principal Planning Officer**

On behalf of the Council

## **CHESHAM TOWN COUNCIL**

### **INFORMATION SHEET FOR COUNCILLORS TO THE PLANNING COMMITTEE MEETING OF THE 7<sup>th</sup> JUNE 2021**

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#### **1. Prior Notification Offices PL/21/1246/PNO**

64 Higham Road. 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 a residential dwelling (Use Class C3).