

CESHAM TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE

held on Monday 29th March 2021

PRESENT Councillor N. T. Southworth – Chairman (presiding)

Councillor	A.K. Bacon	Councillor	Q. Chaudhry
"	J. L. Baum	"	Mrs J.E. MacBean
"	N.L. Brown	"	R.C. McCulloch
"	A.W. Franks		

Officer: W. Richards – Town Clerk

An apology for lateness was received from Councillor Chaudhry.

73. **DECLARATIONS OF INTEREST**

Councillor Mrs MacBean declared a non-pecuniary interest in Planning Applications PL/21/0736/HB, PL/21/0938/KA and PL/21/0853/FA as personal acquaintances of the applicants.

Councillors Baum, Brown, Franks, Mrs J.E. MacBean, McCulloch and Southworth declared a non-pecuniary interest in Planning Application PL/20/4129/FA as the applicant was a political associate.

74. **MINUTES**

It was

RESOLVED

that the Minutes of the meeting of the Planning Committee held on Monday 1st March 2021 be confirmed as a true record.

75. **PLANNING APPLICATIONS**

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

Note Councillor Chaudhry joined the meeting at 6.55pm

76. **DECISION NOTICES**

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

77. **INFORMATION ITEMS**

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

78. **STATEMENT OF COMMUNITY INVOLVEMENT CONSULTATION**

The Chairman, Councillor Southworth, advised that the Clerk, in liaison with him, had devised and sent a letter on behalf of the Council regarding the Principal Authority's consultation on its Statement of Community Involvement in respect to the Local Plan. Councillor Southworth opined that the proposed consultation had many flaws which he hoped he and the Clerk had captured in the letter sent to Buckinghamshire Council. He reported that the deadline for comments had now been extended so it was agreed to circulate the letter for Members to submit their observations if required. It was also agreed to ask officers to circulate details on the consultation to the Town Partners requesting that they respond as well if appropriate.

79. **CLOSE OF MEETING**

The meeting closed at 7.10pm.

CHAIRMAN

CHESHAM TOWN COUNCIL PLANNING COMMENTS 29TH MARCH 2021

1) **PL/21/0735/HB** [REDACTED] **The Toll House, Pednor Road Chesham** **ST MARY'S**

Description: Listed Building Consent for installation of demountable flood barriers to doorways (Pednormead End Flood Alleviation Scheme).

The Committee recommends **REFUSAL** of this application as being out of keeping with the existing street scene and inappropriate development in a Conservation Area. While the Committee understands the need for flood defences, it is disappointed that the previously proposed 'flood doors' has been considered unsuitable by Buckinghamshire Council officers and would like to see this reconsidered.

2) **PL/21/0623/HB** [REDACTED] **52 Church Street Chesham** **ST MARY'S**

Description: Listed Building Consent for internal alterations and the installation of a new staircase giving access to the loft space.

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

3) **PL/21/9739/HB** [REDACTED] **66-68 Germain Street Chesham** **ST MARY'S**

Description: Listed Building Consent for installation of demountable flood barriers to doorways (Pednormead End Flood Alleviation Scheme).

The Committee recommends **REFUSAL** of this application as being out of keeping with the existing street scene and inappropriate development in a Conservation Area. While the Committee understands the need for flood defences, it is disappointed that the previously proposed 'flood doors' has been considered unsuitable by Buckinghamshire Council officers and would like to see this reconsidered.

4) **PL/21/0644/FA** [REDACTED] **116 Chartridge Lane Chesham** **LOWNDES**

Description: Conversion of existing garage with new first floor extension above, new detached garage and alterations to existing house including internal changes and rear Juliet balcony.

The Committee recommends **REFUSAL** of this application as overdevelopment; being out of keeping with the existing street scene and possible loss of privacy for, and being overlooking on, neighbouring properties.

5) **PL/21/079/KA** [REDACTED] **Watermeadow House, Watermedow Chesham** **ST MARY'S**

Description: Sycamore T1 - Prune back to previous cuts maximum of 2-3m (Chesham Conservation Area).

The Committee defers to the comments of the Buckinghamshire Council (East) Tree Officer.

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6) **PL/21/0736/HB** [REDACTED] **115 Church Street Chesham** **ST MARY'S**

Description: Listed building consent for installation of demountable flood barriers to doorways and window (Pednormead End Flood Alleviation Scheme).

The Committee recommends **REFUSAL** of this application as being out of keeping with the existing street scene and inappropriate development in a Conservation Area. While the Committee understands the need for flood defences, it is disappointed that the previously proposed 'flood doors' has been considered unsuitable by Buckinghamshire Council officers and would like to see this reconsidered.

7) **PL/21/0737/HB** [REDACTED] **4 Pednormead End Chesham** **ST MARY'S**

Description: Listed Building Consent for installation of demountable flood barriers to doorways (Pednormead End Flood Alleviation Scheme).

The Committee recommends **REFUSAL** of this application as being out of keeping with the existing street scene and inappropriate development in a Conservation Area. While the Committee understands the need for flood defences, it is disappointed that the previously proposed 'flood doors' has been considered unsuitable by Buckinghamshire Council officers and would like to see this reconsidered.

8) **PL/21/0738/HB** [REDACTED] **106 Church Street Chesham** **ST MARY'S**

Description: Listed Building Consent for installation of demountable flood barriers to doorways (Pednormead End Flood Alleviation Scheme).

The Committee recommends **REFUSAL** of this application as being out of keeping with the existing street scene and inappropriate development in a Conservation Area. While the Committee understands the need for flood defences, it is disappointed that the previously proposed 'flood doors' has been considered unsuitable by Buckinghamshire Council officers and would like to see this reconsidered.

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9) **PL/21/0730/VRC** [REDACTED] **Lords Mill, Moor Road Chesham** **WATERSIDE**

Description: 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 additions to the rear to facilitate the conversion of the existing buildings into six residential dwellings and a B1 office suite, creation of a new vehicular access from Moor Road with associated car parking, courtyard and soft landscaping) to allow for commencement of remedial work.

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.

10) **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 buildings into 6 no. residential dwellings and B1 office suite. New vehicular access from Moor Road, along with car parking, courtyard and soft landscaping.) to allow for commencement of remedial work.

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.

11) **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.

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

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12) **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.

The Committee has no comments on this application.

13) **PL/20/4129/FA** [REDACTED] **85 Broad Street Chesham** **TOWNSEND**

Description: Installation of a commercial vent/flue and decking in front of the shop (retrospective).

The Committee has no comments on this application.

14) **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.

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.

15) **PL/21/0938/KA** [REDACTED] **The Drawing Room, Frances Yard Chesham** **ST MARY'S**

Description: Reduction of a sycamore by up to 50% (Chesham Conservation Area).

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.

16) **PL/21/0840/FA** [REDACTED] **6 Pulpit Close Chesham** **LOWNDES**

Description: Two storey side and single storey rear extensions.

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.

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17) **PL/21/0847/FA** [REDACTED] **65 Alyward Gardens Chesham** **LOWNDES**

Description: Single storey side/rear extension.

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

18) **PL/21/0853/FA** [REDACTED] **63 Lowndes Avenue Chesham** **LOWNDES**

Description: Part two storey, part single storey rear extension, new roof over existing single storey side extension and additional windows to side elevations.

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

19) **PL/21/0905/FA** [REDACTED] **112 Berkeley Avenue Chesham** **LOWNDES**

Description: Single storey rear extension and change to window.

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

20) **PL/21/0943/FA** [REDACTED] **18 Lowndes Avenue Chesham** **LOWNDES**

Description: Extension of existing vehicular access.

The Committee has no comments on this application.
