

**CHESHAM TOWN COUNCIL**

**MINUTES of the meeting of the PLANNING COMMITTEE**

held on Monday 10<sup>th</sup> January 2022

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

Councillor M. Fayyaz  
" F. Holly

Councillor C. A. Hood  
" J.E. MacBean

**IN ATTENDANCE**

Officer: W. Richards – Town Clerk.

Apologies for absence were received from Councillors A.K. Bacon, J. L. Baum, Q. Chaudhry and U. Hayyat.

55. **DECLARATIONS OF INTEREST**

Councillor Southworth declared a pecuniary interest in planning application PL/21/4568/VRC due to his involvement professionally with the application and left the Chamber during its consideration thereof.

Councillor MacBean declared a pecuniary interest in planning application PL/21/4653/FA as the applicant was a client of her husband and a personal friend and therefore made no comments or observations on the application when discussed.

56. **MINUTES**

It was

**RESOLVED**

that the Minutes of the meeting of the Planning Committee held on Monday 29<sup>th</sup> November 2021 be confirmed and signed by the Chairman as a true record.

57. **CHESHAM AND DISTRICT TRANSPORT USERS' GROUP**

Members received the Minutes of the meetings of the Chesham & District Transport Users' Group held on the 26<sup>th</sup> October and 7<sup>th</sup> December 2021.

It was

**RESOLVED**

that the Minutes be noted.

58. **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.

Due to Councillor Southworth having to leave the Chamber during consideration of planning application PL/21/4568/VRC, leaving the meeting temporarily inquorate, it was resolved by the Committee that comments on this application be delegated to the Town Clerk to determine and submit accordingly to the planning authority, based on the views expressed by the remaining Members.

59. **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.

60. **INFORMATION ITEM**

The item presented on the Information Sheet was received and noted.

61. **CLOSE OF MEETING**

The meeting closed at 8.40pm.

## CHESHAM TOWN COUNCIL PLANNING COMMENTS 10<sup>TH</sup> JANUARY 2022

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1) **PL/21/4223/FA** [REDACTED] **Wingroves, Lyndhurst Road Chesham** **RIDGEWAY**

**Description:** Part two storey/part single storey side extension, first floor rear extension and changes to doors and windows.

The Committee raises its concern on possible overshadowing to the neighbouring property.

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2) **PL/21/4267/FA** [REDACTED] **104 Mount Nugent Chesham** **RIDGEWAY**

**Description:** First floor front and rear extension.

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

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3) **PL/21/4265/FA** [REDACTED] **4 Ridgeway Close Chesham** **RIDGEWAY**

**Description:** First floor rear and side extensions and an infill to front elevation with addition of a roof light to ground floor.

The Committee notes that this application has already been determined.

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4) **PL/21/4315/FA** [REDACTED] **35 Manor Way Chesham** **HILLTOP**

**Description:** Part single storey rear extension, garage conversion to living space with alterations to windows and doors to front and side elevation.

The Committee notes that this application has already been determined.

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5) **PL/21/4290/FA** [REDACTED] **14 Kesters Road Chesham** **WATERSIDE**

**Description:** Demolition of garage and conservatory and erection of single story side/rear extensions and new raised front driveway.

The Committee notes that this application has already been determined.

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6) **PL/21/4312/FA** [REDACTED] **37 Eskdale Avenue Chesham** **TOWNSEND**

**Description:** Part two storey/part single storey side/rear extension and insertion of side window.

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

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## CHESHAM TOWN COUNCIL PLANNING COMMENTS 10<sup>TH</sup> JANUARY 2022

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7) PL/21/4213/RM [REDACTED] Grass Verge Opposite 232 Chartridge Lane Chesham LOWNDES

**Description:** Installation of a phase 8 monopole (18m height) with wrap-around cabinet and 3 additional equipment cabinets.

The Committee recommends **REFUSAL** of this application on the grounds being inappropriate development, out of keeping with the existing street scene and being over-development in respect to the proliferation of cabinets. Moreover, it highlights the negative/adverse visual impact of the pole on the landscape.

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8) PL/21/4331/NMA [REDACTED] Aerial Park, Asheridge Road Chesham ASHERIDGE VALE

**Description:** Non material amendment to planning permission PL/19/2261/FA (Redevelopment of site to provide 12 industrial units (Use Class B8 - Storage and distribution) with associated access, parking, fencing and landscaping.) to allow for change to colour of the door

The Committee has no comments to make in respect of this application.

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9) PL/21/4383/SA [REDACTED] 12 Woodcote Lawns Chesham RIDGEWAY

**Description:** Certificate of lawfulness for proposed loft conversion including a rear dormer with Juliette balcony and 3 front rooflights.

The Committee notes that this application has already been determined.

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10) PL/21/4442/FA [REDACTED] 5 Lye Green Road Chesham HILLTOP

**Description:** Proposed two dormers at rear of property.

The Committee recommends **REFUSAL** of this application due to the dormer windows being overlooking on neighbouring properties.

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11) PL/21/4445/FA [REDACTED] 2 Nightingale Road Chesham RIDGEWAY

**Description:** Single storey side extension.

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

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## CHESHAM TOWN COUNCIL PLANNING COMMENTS 10<sup>TH</sup> JANUARY 2022

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12) PL/21/4454/FA [REDACTED] 16 Larks Rise Chesham WATERSIDE

**Description:** Single storey rear extension.

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

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13) PL/21/4330/AV [REDACTED] Aerial Park, Asheridge Road Chesham ASHERIDGE VALE

**Description:** 2 non-illuminated totem pole signs at the entrances to the estate.

The Committee recommends **REFUSAL** of this application on the grounds of size and bulk, particularly as located opposite a residential area; concerns on the effect on the vision splay and its encroachment on the public pavement.

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14) PL/21/4456/FA [REDACTED] 13 Chartridge Lane Chesham LOWNDES

**Description:** Single storey detached outbuilding in rear garden to provide ancillary living space.

The Committee recommends **REFUSAL** of this application on the grounds of being out of keeping with the existing street scene; the negative impact on neighbours; loss of amenity space; lack of suitable parking and the unnecessary proliferation of ancillary buildings which could be construed as development by stealth.

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15) PL/21/4457/SA [REDACTED] 13 Chartridge Lane Chesham LOWNDES

**Description:** Certificate of Lawfulness for proposed siting of mobile home in rear garden for use ancillary to the main dwelling.

The Committee recommends **REFUSAL** of this application on the grounds of being out of keeping with the existing street scene; the negative impact on neighbours; loss of amenity space; lack of suitable parking and the unnecessary proliferation of ancillary buildings which could be construed as development by stealth.

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16) PL/21/4000/SA [REDACTED] 12 Nightingale Road Chesham RIDGEWAY

**Description:** Certificate of Lawfulness for proposed vehicular access.

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

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## CHESHAM TOWN COUNCIL PLANNING COMMENTS 10<sup>TH</sup> JANUARY 2022

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17) PL/21/4308/FA [REDACTED] 5 Pond Park Road Chesham VALE

**Description:** Single storey front, side and rear extensions, hip to gable loft conversion with rear dormer window and two front rooflights.

The Committee has no comments to make in respect of this application.

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18) PL/21/4568/VRC [REDACTED] 75 Lye Green Road Chesham HILLTOP

**Description:** Variation of condition 14 (approved plans) of planning permission CH/2018/0366/FA (Redevelopment of site, erection of three detached houses and one four bay car port with associated parking, amenity space and landscaping) to allow amended roof on plot cC

The Committee, while noting the variation is in respect to the roof only, raises its concern on the ongoing proliferation of inappropriate development in this area.

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19) PL/21/4356/SA [REDACTED] 1 Poplar Cottages, Amy Lane Chesham ST MARY'S

**Description:** Certificate of lawfulness for proposed extension to existing vehicular access.

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

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20) PL/21/4492/FA [REDACTED] Office, 2 Wannions Close Chesham TOWNSEND

**Description:** Conversion of existing office to a single dwelling with addition of rear dormer and rooflight, front double door, external wall and parking and landscaping alterations.

The Committee recommends **REFUSAL** of this application on the grounds of loss of amenity space; no parking provision and being overlooking on the garden of neighbours.

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21) PL/21/4385/FA [REDACTED] 23 Codmore Crescent Chesham HILLTOP

**Description:** Demolition of garage, shed and rear outrigger, erection of a single storey side/rear extension and single storey detached outbuilding in rear garden.

The Committee raises its concern on the lack of a floor plan and in terms of its future use as possible living accommodation in respect to its size and utility connections.

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## CHESHAM TOWN COUNCIL PLANNING COMMENTS 10<sup>TH</sup> JANUARY 2022

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22) PL/21/4533/FA [REDACTED] 42 Chilton Road Chesham VALE

**Description:** Demolition of existing sheds, erection of single storey side extension, boundary wall and gate.

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

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23) PL/21/4618/FA [REDACTED] 36 Codmore Crescent Chesham HILLTOP

**Description:** Demolition of garage and erection of single storey front, side and rear extensions, front porch and changes to doors and windows.

The Committee raises its concern on the roof leading to possible overshadowing on the neighbour's property.

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24) PL/21/4653/FA [REDACTED] 27 West View Chesham HILLTOP

**Description:** Single storey rear/side extension.

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

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25) PL/21/4362/FA [REDACTED] Springfield Road Industrial Estate Chesham WATERSIDE

**Description:** Construction of 21 apartments (amendment to Planning consent ref:PL/19/1734/FA in order to provide 2 additional apartments in Blocks A and E with bin and cycle store to serve Block A and additional parking spaces).

The Committee recommends **REFUSAL** of this application on the grounds of overdevelopment; waste run-off; waste vehicle access concerns which have not been overcome and continuing inadequate sustainable drainage systems.

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26) PL/21/4433/FA [REDACTED] Land to rear of, 18 Botley Road Chesham TOWNSEND

**Description:** Technical details consent for the erection of 4 detached dwellings with associated access, parking, landscaping and amendment to existing vehicular access (following the approval of PL/20/0616/PIP)

The Committee recommends **REFUSAL** of this application on the grounds of being overlooking to the properties at no. 20 and 22; inadequate provision of garden space and loss of privacy and amenity.

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## CHESHAM TOWN COUNCIL PLANNING COMMENTS 10<sup>TH</sup> JANUARY 2022

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27) PL/21/6422/FA [REDACTED] 70 Germain Street Chesham ST MARY'S

**Description:** Replacement of roof and windows to existing rear single storey extension.

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

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28) PL/21/4658/FA [REDACTED] Broadmeadow, 2A Prior Grove Chesham TOWNSEND

**Description:** Single storey side extension.

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

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29) PL/21/4726/KA [REDACTED] 58 Church Street Chesham ST MARY'S

**Description:** T1 - T4 Cypresses - Height reduction. T5 row of Cypresses - Height reduction. T6 Removal of tree. T7 Apple tree - Prune. T8 Apple Tree - Prune. (Chesham Conservation Area).

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

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30) PL/21/4613/SA [REDACTED] 176A Chartridge Lane Chesham LOWNDES

**Description:** Certificate of Lawfulness for proposed single storey rear extension.

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

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31) PL/21/4701/FA [REDACTED] 99 Berkeley Avenue Chesham LOWNDES

**Description:** Part single/part two storey rear extension, two storey front extension and porch canopy.

The Committee raises its concern on the proximity of the windows.

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32) PL/21/3951/FA [REDACTED] Lake House, The Bury, Church Street Chesham ST MARY'S

**Description:** Demolition of existing dwelling and erection of new dwelling above ground floor slab. The basement below the ground floor slab level will remain intact.

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

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## CHESHAM TOWN COUNCIL PLANNING COMMENTS 10<sup>TH</sup> JANUARY 2022

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33)	PL/21/4557/SA	[REDACTED]	240 Chartridge Lane Chesham	LOWNDES
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**Description:** Certificate of lawfulness for proposed siting of caravan, with connections to services, for ancillary residential use.

The Committee recommends **REFUSAL** of this application on the grounds of loss of amenity space; being out of keeping with the existing street scene and overdevelopment. Moreover, as this is an application involving service connections suggesting a permanent provision, the Committee is of the view that this will require a full planning application rather than a certificate of lawfulness.

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34)	PL/21/4566/FA	[REDACTED]	Chesham Tennis Club, Pednor Road Chesham	ST MARY'S
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**Description:** Erection of two padel tennis courts with floodlights and canopy roof.

The Committee raises **NO OBJECTIONS** to this application subject to there being no concerns over the suitability of materials and a proper floodlight assessment undertaken.

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35)	PL/21/4710/HB	[REDACTED]	66 Germain Street Chesham	ST MARY'S
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**Description:** Listed building consent for replacement of external renders and paints, new ground floor limecrete slab floor, new rear vent, repair/replacement of rainwater fittings and timber repairs externally and internally.

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

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36)	PL/21/4724/FA	[REDACTED]	15 Poles Hill Chesham	ASHERIDGE VALE
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**Description:** Two storey side and single storey rear extensions.

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

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37)	PL/21/4725/VRC	[REDACTED]	67 Chartridge Lane Chesham	LOWNDES
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**Description:** Variation of condition 3 (approved plans) of planning permission CH/2012/1099/FA (Conversion of garages into habitable accommodation) to allow change to floor plan (retrospective).

The Committee has no comments to make in respect of this application.

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