

Chesham Town Council

Bill Richards
Town Clerk



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31st May 2022

Dear Councillor,

Notice is hereby given of a meeting of the PLANNING COMMITTEE to be held in the Council Chamber, The Town Hall, Chesham, on

MONDAY 6TH JUNE 2022 AT 7.30PM

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 Planning Committee held on 25th April 2022.
4. To receive the Notes of the Chesham & District Transport Users' Group meeting held on 5th April 2022.
5. 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://pa.chilternandsouthbucks.gov.uk/online-applications/search.do?action=simple>
6. To receive and consider decision notices received from Buckinghamshire Council since the last meeting of the Committee.
7. Information Items.
8. Local Plan Consultation (late item).

Yours sincerely,

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

Bill Richards
Town Clerk

Publication Date: 31st May 2022



Chesham Town Council, Town Hall, Chesham, Bucks HP5 1DS
Twinned with Friedrichsdorf Germany; Houilles France; Archena Spain

continued . . .



<u>Councillor</u> <u>Circulation</u>
Councillor Alan Bacon
Councillor Joseph Baum
Councillor Qaser Chaudhry
Councillor Mohammad Fayyaz
Councillor Umar Hayyat
Councillor Francis Holly
Councillor Chasey Hood
Councillor Wilford Augustus
Councillor Nick Southworth

CHESHAM & DISTRICT TRANSPORT USERS' GROUP

Minutes of a Meeting held at
Chesham Town Hall on
Tuesday, 5th April 2022 at 7.30pm

Present:

Rod McCulloch (Chairman) (RM)
Alan Wallwork (ACW)
Peter Crabb-Wyke (Treasurer) (PCW)

In Attendance:

Ralph Adam (RA)
John Davies (JD)
Janice Gardner (JG)
Philip Kent (PK)
Georgina Lomnitz (GL)
Andrea Polden (AP)
Jenny Richardson (JR)

Action

22/14 Apologies for Absence

Apologies were received from Mark Brookes, Jonathan Clover, Sarah Green MP, Nick Southworth and Maureen Winders.

22/15 Minutes of the Meeting of 15th February 2022

The Minutes of the Meeting held on 15th February 2022 were approved and signed.

22/16 Matters Arising

- AW reported that he hadn't followed up on the free travel for school children as any pupil living 3 miles or more away from their school, automatically received that concession.

22/17 Finance

The Treasurer collected Annual Subscriptions of £2 from each person present. He reported that we currently have £123.01 at the Bank and that the only known outstanding expenditure was £8, being the fee for FOMLUC membership.

22/18 Federation of Met Line User Committees (FOMLUC)

RM confirmed that there was nothing further to report since the last meeting.

22/19 Ongoing Met Line Issues

The following issues were discussed:-

- As a generality, the morning rush hour services had been OK recently, but services later in the day and particularly in the afternoon, were susceptible to cancellation.
- Train information announcements were better but there was still room for improvement.
- It was reported that earlier in the evening, a Chiltern Railways train was delayed by a Met Line train being taken out of service and reversing at Rickmansworth.

22/20 Local Bus Services

- PCW reported changes to the 71, 73 and 77 services. There were also issues regarding the dedicated school services around the Chartridge area.
- PCW mentioned that Red Rose bus locations are no longer being reported on bustimes.org interactive map so it is not possible to verify locations of individual vehicles.
- It was noted that many of the timetables at bus stops were out of date and in certain instances, passengers couldn't be certain in which direction they were running. According to Red Rose, the Traveline website is correct and should be consulted. PCW undertook to take the matter up with Andy Clarke at Buckinghamshire Council.
- It was reported that the 55 service which had recently been deleted, would definitely not be reinstated.
- PCW informed the Meeting that for anyone going to Heathrow or Gatwick, there was now a coach leaving every hour from Wycombe Parkway.
- It was noted that the Saturday service on route 1A is to be halved and that only one bus each hour would be going to Pond Park. There were some minor alterations to the weekday timetable too.
- Bus Service Improvement Plan – Work on this cannot start due to lack of funding

PCW

22/21 TfL in “Managed Decline”

The Meeting noted the Article from 'Rail' magazine of 5th April 2022 which reported that TfL had to present central government with a plan to cut its operating costs by £400m per annum. It was also noted that “the door has been left open by government” for further increases in fares on top of the 4.8% rail fare increase from 1st March 2022.

JD had been in touch with Gerry White of TfL who had expressed the view hoping that service cuts might be avoided.

22/22 Possible Cuts in Met Line Services

JD outlined his ideas for service cuts across the network and in particular the Met Line in order to meet the required reductions in expenditure outlined above.

His comments were directed mainly towards the northern part of the Met Line beyond Harrow on the Hill, which was the least used and contributing most to the heavy losses.

The views expressed were not universally shared by the majority of those present.

With regard to TfL funding, JD reported that it was secured up to 24th June 2022 but beyond that, things were more uncertain. Current thinking was that TfL bus services were more likely to be cut than rail.

22/23 Any Other Business

RM pointed out that noise on the Underground was becoming a hot topic. On certain parts of the Underground such as the stretch between Finchley Road and Baker Street on the Jubilee Line, the noise was sometimes deafening for passengers. RA confirmed that this issue had given rise to an increasing number of complaints.

22/24 Date of Next Meeting

Tuesday 10th May 2022 at Chesham Town Hall, at 7.30pm.

Signature

Chairman

Initials

CHESHAM TOWN COUNCIL PLANNING APPLICATIONS 6TH JUNE 2022

1) PL/22/1247/AV [REDACTED] 63 The Broadway Chesham ST MARY'S

Description: Internally illuminated fascia sign and internally illuminated hanging sign.

2) PL/22/1131/FA [REDACTED] 19 Kesters Road Chesham WATERSIDE

Description: Single storey rear extension, changes to windows at side elevation and rendering of dwelling.

3) PL/22/0750/FA [REDACTED] The Queens Head Public House, 120 Church Street Chesham ST MARY'S

Description: Resurfacing of existing car park and erection of fence.

4) PL/22/0771/HB [REDACTED] The Queens Head Public House, 120 Church Street Chesham ST MARY'S

Description: Listed building consent for resurfacing of existing car park and erection of fence.

5) PL/22/1277/FA [REDACTED] 170 Bois Moor Road Chesham WATERSIDE

Description: Side/rear roof extension with rear Juliet balcony and insertion of 2 front rooflights.

6) PL/22/1287/SA [REDACTED] Lee Farm, 123 Botley Road Chesham TOWNSEND

Description: Certificate of Lawfulness for proposed outbuilding.

7) PL/22/1328/FA [REDACTED] 12 Deer Park Walk Chesham NEWTOWN

Description: Single storey rear extension and an addition to a door to side elevation.

8) PL/22/1333/FA [REDACTED] 68A Lye Green Road Chesham HILLTOP

Description: Single storey rear extension.

CHESHAM TOWN COUNCIL PLANNING APPLICATIONS 6TH JUNE 2022

9) PL/22/1593/TP [REDACTED] 4 Copse Way Chesham RIDGEWAY

Description: Oak - Crown reduce by 20% (TPO/2010/001)

10) PL/22/1474/SA [REDACTED] 3 Ridgeway Road Chesham RIDGEWAY

Description: Certificate of Lawfulness for proposed loft conversion with hip to gable roof extension, rear dormer window and 3 front rooflights.

11) PL/22/0937/FA [REDACTED] 64 Higham Road Chesham TOWNSEND

Description: Demolition of existing workshops and erection of a detached bungalow.

12) PL/22/0935/FA [REDACTED] CG Motors, 42 Townsend Road Chesham TOWNSEND

Description: Retrospective - Erection of two workshops.

13) PL/22/1353/SA [REDACTED] Car park, The Hen & Chickens PH, 119 Botley Rd. Chesham TOWNSEND

Description: Certificate of lawfulness for a proposed change of use of the car park to a mixed use of car park and recreation/leisure use with the installation of artificial turf.

14) PL/22/1471/SA [REDACTED] 17 Larks Rise Chesham WATERSIDE

Description: Certificate of Lawfulness for proposed loft conversion with hip to gable roof extension, rear dormer window and 2 front rooflights.

15) PL/22/1387/FA [REDACTED] 176A Chartridge Lane Chesham LOWNDES

Description: Single storey rear extension.

16) PL/22/1467/FA [REDACTED] 164 Broad Street Chesham TOWNSEND

Description: New frontage with bay window, additional side windows.

CHESHAM TOWN COUNCIL PLANNING APPLICATIONS 6TH JUNE 2022

17) **PL/22/1406/FA** [REDACTED] **11 Eskdale Avenue Chesham** **TOWNSEND**

Description: Single storey rear extension and new roof over existing two storey rear projection (amendment to planning permission CH/2011/0995/FA)

18) **PL/22/1658/KA** [REDACTED] **80-82 Church Street Chesham** **ST MARY'S**

Description: Ash - re-pollard back to previous points, Willow - Prune back to remove weight and leverage. (Chesham Conservation Area), Reason for works - Health and safety.

19) **PL/22/1372/FA** [REDACTED] **81 Hivings Hill Chesham** **ASHERIDGE VALE**

Description: Single storey rear extension, part single/part two storey rear extension and access steps.

20) **PL/22/1478/FA** [REDACTED] **74 Lowdes Avenue Chesham** **LOWNDES**

Description: Single storey rear extension and garage conversion.

21) **PL/22/1751/NMA** [REDACTED] **132 Berkeley Avenue Chesham** **LOWNDES**

Description: Non Material Amendment to planning permission PL/21/2511/FA (Single storey front/side/rear extension side door and insertion of 3 rooflights in existing flat roof) to allow for change of windows and roof pitch to rear extension.

22) **PL/22/1450/FA** [REDACTED] **181 Great Hivings Chesham** **RIDGEWAY**

Description: Demolition of a conservatory and construction of a single storey rear extension.

23) **PL/22/1485/FA** [REDACTED] **47 West View Chesham** **HILLTOP**

Description: Single storey rear extension.

CHESHAM TOWN COUNCIL PLANNING APPLICATIONS 6TH JUNE 2022

24) PL/22/1505/FA [REDACTED] 83 Lynton Road Chesham VALE

Description: Excavation of driveway and parking (retrospective) and creation of vehicular access.

25) PL/22/1412/FA [REDACTED] Unit 2 Stones Courtyard, High Street Chesham ST MARY'S

Description: Additional windows and 5 side are 1 rear rooflights.

26) PL/22/1373/FA [REDACTED] 79 Hivings Hill Chesham

Description: First floor rear extension.

27) PL/22/1497/FA [REDACTED] 49 Treachers Close Chesham LOWNDES

Description: Two storey rear extension.

28) PL/22/1637/SA [REDACTED] 174 Chartridge Lane Chesham LOWNDES

Description: Certificate of Lawfulness for proposed two detached incidental outbuildings.

CHESHAM TOWN COUNCIL PLANNING DECISIONS 6TH JUNE 2022

1) **PL/21/4839/FA** [REDACTED] **1 - 2 Reynolds Yard, Church Street Chesham** **ST MARY'S**

Description: Installation of white timber double glazed widows - 6 to front elevation and 2 to rear elevation.

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

Decision: Refuse Permission

2) **PL/22/0001/FA** [REDACTED] **118 Chartridge Lane Chesham** **LOWNDES**

Description: Demolition of existing dwelling and erection of new dwelling.

Comments: The Committee raises its concern in respect to the size and bulk of the new dwelling.

Decision: Conditional Permission

3) **PL/22/0247/FA** [REDACTED] **106 Chartridge Lane Chesham** **LOWNDES**

Description: Demolition of single storey rear extension and erection of part single, part two storey rear and front extensions and first floor side extension.

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

Decision: Conditional Permission

4) **PL/22/0368/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.

Comments: The committee has no comments to make in respect of this application.

Decision: Conditional Permission

5) **PL/22/0564/FA** [REDACTED] **8 Delmeade Road Chesham** **ST MARY'S**

Description: New vehicular access.

Comments: The Committee raises NO OBJECTIONS to this application, subject to the conditions of the Highways team being met and the vehicular access being of a semi-permeable material.

Decision: Conditional Permission

6) **PL/22/0640/FA** [REDACTED] **5 Lye Green Road Chesham** **HILLTOP**

Description: Rear roof extension and raising the side roof height in line with the main roof, changes to windows and doors.

Comments: The committee recommends REFUSAL of this application on the grounds of the loss of amenity and privacy to neighbouring properties, and the bulk and overbearing nature of the development. The committee raises its concerns over the possible loss of obscured glass.

Decision: Refuse Permission

CHESHAM TOWN COUNCIL PLANNING DECISIONS 6TH JUNE 2022

7)	PL/22/0695/FA	[REDACTED]	20 Hivings Park Chesham	RIDGEWAY
Description: Demolition of existing rear extension and erection of single storey rear/side extension.				
Comments: The committee has no comments to make on this application				
Decision: Conditional Permission				
8)	PL/22/0659/FA	[REDACTED]	63 Rose Drive Chesham	WATERSIDE
Description: Single storey rear extension.				
Comments: The committee has no comments to make in respect of this application.				
Decision: Conditional Permission				
9)	PL/22/0694/SA	[REDACTED]	2 Shantung Place Chesham	WATERSIDE
Description: Certificate of Lawfulness for proposed loft conversion with rear dormer windows and 2 rooflights to front elevation..				
Comments: The committee has no comments to make in respect of this application.				
Decision: Part approve/refuse proposed Cert of law				
10)	PL/22/0727/SA	[REDACTED]	359 Waterside Chesham	WATERSIDE
Description: Certificate of Lawfulness for proposed single storey rear and side extensions.				
Comments: The committee queries whether this application is suitable for consideration under a Certificate of Lawfulness				
Decision: Cert of law for proposed dev or use issued				
11)	PL/22/0761/FA	[REDACTED]	17 Harding Road Chesham	TOWNSEND
Description: Single storey rear extension incorporating 3 rooflights to rear with garage link, single storey extension and garage conversion, single storey side extensions incorporating 1 front roof light, changes to windows and doors, repositioning of stairs on terr				
Comments: The committee has no comments to make in respect of this application.				
Decision: Conditional Permission				
12)	PL/22/0762/SA	[REDACTED]	17 Harding Road Chesham	TOWNSEND
Description: Certificate of lawfulness for proposed 4 side dormer windows.				
Comments: Whilst noting this is a Certificate of Lawfulness application, the committee recommends REFUSAL due to loss of privacy and overlooking.				
Decision: Cert of lawfulness for proposed dev/use issued				

CHESHAM TOWN COUNCIL PLANNING DECISIONS 6TH JUNE 2022

13)	PL/22/0916/KA	██████████ury Farm Courtyard, Pednor Road Chesham	ST MARY'S
Description:	Ash T1 - Fell, Prunus - cut back to site boundary, (Chesham Conservation Area)		
Comments:	The Committee defers to the comments of the Buckinghamshire Council Tree Officer, but would like to see a condition applied requiring the planting of a replacement tree.		
Decision:	TPO shall not be made		
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14)	PL/22/0677/FA	██████████ 18 Benham Close Chesham	ASHERIDGE VALE
Description:	Loft conversion with 2 front and 3 rear roof lights, new vehicular access, excavation of front parking area with retaining wall and balustrade.		
Comments:	The committee has no comments to make in respect of this application.		
Decision:	Conditional Permission		
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15)	PL/22/0696/SA	██████████ 174 Chartridge Lane Chesham	LOWNDES
Description:	Certificate of lawfulness for proposed single storey side and rear extensions.		
Comments:	The Committee has no comments to make in respect of this application.		
Decision:	Cert of law for proposed dev or use issued		
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16)	PL/22/0838/FA	██████████ 23 Codmore Crescent Chesham	HILLTOP
Description:	Demolition of garage, shed and rear outrigger, erection of a single storey side/rear extension.		
Comments:	The Committee raises its concern over excessive bulk and over intensification of the site leading to possible loss of light, privacy and overshadowing to its neighbour		
Decision:	Conditional Permission		
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17)	PL/22/0839/TP	██████████ Land at Clay Acre Chesham	TOWNSEND
Description:	G46 4x mixed species cypress-fell;T44 beech - prune to give 1.5m clearance from building and lift crown all round to give 5m ground clearance;B25 laurel - fell;G32 cypress - crown reduction by approx. 2.5m;T19 and T20 mixed species cypress - trim side as		
Comments:	The Committee defers to the comments of the Buckinghamshire Council Tree Officer		
Decision:	Conditional Permission		
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18)	PL/22/0965/SA	██████████ 42 Codmore Crescent Chesham	HILLTOP
Description:	Certificate of lawfulness for proposed single storey rear extension to existing garage.		
Comments:	The Committee has no comments to make on this application.		
Decision:	Withdrawn		

CHESHAM TOWN COUNCIL PLANNING DECISIONS 6TH JUNE 2022

19) **PL/22/1012/FA** **M** [REDACTED] **73 Lye Green Road Chesham** **HILLTOP**

Description: Demolition of single storey rear extension and erection of single storey rear and side extensions, attached garage conversion, addition of open front porch, changes to window and doors and extension of rear/side patio.

Comments: The Committee raises NO OBJECTIONS to this application

Decision: Conditional Permission

20) **PL/22/1131/FA** [REDACTED] **19 Kesters Road Chesham** **WATERSIDE**

Description: Single storey rear extension, changes to windows at side elevation and rendering of dwelling.

Comments:

Decision: Conditional Permission

CHESHAM TOWN COUNCIL

INFORMATION SHEET FOR COUNCILLORS TO THE PLANNING COMMITTEE MEETING OF THE 6TH JUNE 2022

22. Prior Notification – PL/22/1467/PAPCR.

Prior notification under Class MA of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 – Change of use of part of Class E unit to 1 dwelling (Use Class C3)

23. Prior Approval – PL/22/1543/RM.

Prior approval for proposed telecommunications installation: Land at Corner of Victoria Road and White Hill – 17m mono pole mast with wrap around cabinet and a further 3 additional equipment cabinets.