

CESHAM TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE

held on Monday 4th January 2021

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

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

Officer: W. Richards – Town Clerk

An apology for absence was received from Councillor A.W. Franks.

56. **DECLARATIONS OF INTEREST**

Councillor Southworth declared a possible pecuniary interest in Planning Applications PL/20/3970/VRC, PL/20/4066/FA and PL/20/4205/SA in light of his professional work and, accordingly, relinquished the Chair to the Mayor and took no part in the discussions when these applications were under consideration.

Councillor Bacon declared a non-pecuniary interest in Planning Application PL/20/4248/FA as a political affiliate of the applicant and left the meeting before its consideration.

57. **MINUTES**

It was

RESOLVED

that the Minutes of the meeting of the Planning Committee held on Monday 14th December 2020 be confirmed as a true record.

58. **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.

59. **INFORMATION ITEMS**

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

In respect to Information Item No. 12, Councillor McCulloch enquired why there were no background papers on Buckinghamshire Council's website pertaining to the Enforcement Notice Appeal at Lee Farm, Botley Road. Councillor Mrs MacBean advised that this was currently standard practice at the planning authority when related to Enforcement Notices

but this was under review.

60. **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 Bacon left the meeting before consideration of Planning Application PL/20/4267/FA at 7.30pm

61. **COMMUNITY SPEEDWATCH AND MOBILE VEHICLE ACTIVATED SIGNS (MVAS)**

Councillor Mrs MacBean updated the meeting in respect to a possible bid for speeding amelioration funding from the Buckinghamshire Council's Community Board. The Committee noted that the Town Council may be asked to be the applicant for funding towards equipment for use across the Chesham and Chiltern Villages and therefore this was best discussed and determined, along with other speeding initiatives, at the Council meeting scheduled for the 18th January.

62. **CLOSE OF MEETING**

The meeting closed at 8.03pm.

CHAIRMAN

Publication Date 8.1.21.

CHESHAM TOWN COUNCIL PLANNING COMMENTS 4TH JANUARY 2021

1) **PL/20/3715/FA** [REDACTED] **99 Upper Belmont Road Chesham** **RIDGEWAY**

Description: Subdivision of dwelling following part single/part two storey side extension, changes to doors and windows, formation of additional vehicular access.

The Committee recommends **REFUSAL** of this application on the grounds of it resulting in loss of privacy for, and being overlooking on, properties to the rear; being overdevelopment and resulting in the loss of parking.

2) **PL/20/3755/FA** [REDACTED] **11 Manor Road Chesham** **VALE**

Description: Single storey front and side extension.

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

3) **PL/20/3937/FA** [REDACTED] **14 Sunnymead Avenue Chesham** **NEWTOWN**

Description: Two storey front bay window extension.

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

4) **PL/20/2371/FA** **Chesham Cricket Club** **Amy Lane Chesham** **ST MARY'S**

Description: Erection of timber shed and associated hardstanding.

The Committee **WELCOMES** the application as an attempt to improve an important community facility.

5) **PL/20/3782/FA** [REDACTED] **7 Fullers Close Chesham** **ST MARY'S**

Description: Two storey side extension and single storey rear extension.

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

6) **PL/20/3878/FA** [REDACTED] **59-61 The Broadway Chesham** **ST MARY'S**

Description: Change of use to Sui Generis (nail salon).

The Committee has **NO OBJECTIONS** to this application in planning terms, it does note the possible environmental health issues raised by Environmental Health officers and also is sympathetic to neighbouring businesses who have raised concerns on the proliferation of such salons and the effect on general retail vitality in the town centre.

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7) **PL/20/3901/FA** [REDACTED] **17 Harding Road Chesham** **TOWNSEND**

Description: Part single/part two storey side and rear extensions, garage conversion, three side dormer windows, four side roof lights, additional window to front elevation and porch canopy.

The Committee recommends **REFUSAL** of this application on the grounds of being out of keeping with the existing street scene; being overbearing and overlooking on number 15 with possible overshadowing and overdevelopment of the plot.

8) **PL/20/3607/FA** [REDACTED] **Portobello Farm, 165 Asheridge Road Chesham** **ASHERIDGE VALE**

Description: Erection of detached dwelling with car and cycle parking, bin storage and landscaping.

The Committee recommends **REFUSAL** of this application on the grounds previously expressed, namely of it being Green Belt development without exceptional circumstances existing to justify changes to the Green Belt boundaries and concerns that vision splay issues have not been overcome.

9) **PL/20/3827/OA** [REDACTED] **Chesham Repair Services, 22 Bellingdon Road Chesham** **TOWNSEND**

Description: Outline application for the demolition of the existing building and the redevelopment of the site to provide 9 apartments (all matters reserved).

The Committee recommends **REFUSAL** of this application as it believes there are no material reasons to adequately justify a loss of a business site. Moreover, it believes it to be overlooking on, and result in loss of privacy for, residents in Avenue House.

10) **PL/20/3970/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 (amendment to planning permission CH/2016/2230/FA)) to allow smaller detached dwelling on Plot C.

The Committee recommends **REFUSAL** of this application on the grounds of overdevelopment and the loss of amenity space.

11) **PL/20/3834/AV** [REDACTED] **Howdens Joinery, 4-5 Chess Business Park, Moor Rd. Chesham** **WATERSIDE**

Description: 2 Externally illuminated fascia signs.

The Committee has **NO OBJECTIONS** to this application subject to appropriate luminosity levels being adhered to.

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12) **PL/20/3884/FA** [REDACTED] **126b Botley Road Chesham** **TOWNSEND**

Description: Vehicular access, gravel driveway and removal of hedge.

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

13) **PL/20/4007/FA** [REDACTED] **Field Acres Farm, Fullers Hill Chesham** **ST MARY'S**

Description: Erection of an agricultural storage building.

The Committee has **NO OBJECTIONS** to this application subject to compliance to Green Belt policy. Moreover, the Committee would wish to see it conditional on a sustainable drainage system being installed.

14) **PL/20/4010/FA** [REDACTED] **27 Chartridge Lane Chesham** **LOWNDES**

Description: Part two storey, part single storey side / rear extensions and front porch (renewal of planning permission CH/2017/2137/FA).

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

15) **PL/20/4040/SA** [REDACTED] **1D Pond Park Road Chesham** **VALE**

Description: Certificate of Lawfulness for proposed single storey rear extension and loft conversion with rear and side dormer windows and 1 side rooflight.

The Committee has no additional information in respect to this application, but it does query whether this is appropriate for a Certificate of Lawfulness and raises concern it will be out of keeping with the existing street scene and will add to the parking requirements.

16) **PL/20/4054/FA** [REDACTED] **21 Little Spring Chesham** **VALE**

Description: Addition of single storey rear extension and first floor balcony.

The Committee recommends **REFUSAL** of this application on the grounds of being overlooking on, and loss of privacy for, neighbours and is concerned that the installation of such a balcony would set an unwelcome precedent.

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17) PL/20/4159/FA [REDACTED] Chesham Valeting Ltd. Cameron Road Chesham NEWTOWN

Description: Conversion of existing building into 4 flats and 2 commercial units including construction of a mezzanine floor, additional windows and parking.

The Committee recommends **REFUSAL** of this application due to lack of parking provision in a location lacking in adequate on-street parking provision. Moreover, it raises concern on the height and design; being overlooking to residents in Berkhamstead Road and lack of amenity space.

18) PL/20/4057/FA [REDACTED] 19 Bois Moor Road Chesham WATERSIDE

Description: Part two storey, part single storey rear extension.

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

19) PL/20/4061/FA [REDACTED] 84 Broad Street Chesham TOWNSEND

Description: Single storey rear extension to provide storage for the retail unit and conversion of first and second floor to residential dwelling including first floor rear extension, rear dormer window and 2 front roof lights.

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

20) PL/20/4111/FA [REDACTED] 2 Springfield Close Chesham WATERSIDE

Description: Conversion of attached garage with flat roof to a mono pitch roof with 3 side rooflights, new front porch, changes to windows and doors and extension of front driveway.

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

21) PL/20/4015/FA [REDACTED] 77 Berkeley Avenue Chesham LOWNDES

Description: Part two, part single storey rear, single storey side and single storey front extensions.

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

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22) **PL/20/4118/VRC** [REDACTED] **212 Chartridge Lane Chesham** **LOWNDES**

Description: Application for variation of condition 17 (plans) of application PL/20/1268/VRC that varied the planning permission PL/19/3006/FA for Two storey rear extension to 212 Chartridge Lane and the construction of two detached dwellings to land to rear of, and adjacent to 212 Chartridge Lane, Provision of associated vehicular access and amenity space, to allow reduction of rear extension to 212 to a single storey rear extension, omission of first floor window and addition of a side window to plot 2.

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

23) **PL/20/3939/FA** [REDACTED] **26 Culverhouse Way Chesham** **NEWTOWN**

Description: Single Storey rear extension and part division of the rear of the garage to create living accommodation.

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

24) **PL/20/4066/FA** [REDACTED] **Mapletree Farm, 106 Botley Road Chesham** **TOWNSEND**

Description: Demolition of existing buildings and erection of 2 semi-detached dwellings and shared car port with associated hard and soft landscaping.

The Committee raises its concern in respect to whether buildings can be demolished and rebuilt within an area designed as Green Belt and AONB.

25) **PL/20/4178/FA** [REDACTED] **5 Kirtle Road Chesham** **TOWNSEND**

Description: Conversion of existing 3 garages into self-contained residential flat (resubmission of application referenced PL/20/2360/FA).

The Committee raises its concern in respect to the loss of two parking spaces; over-intensification of the site and adequacy of the vision splay.

26) **PL/20/4205/SA** [REDACTED] **78 Gladstone Road Chesham** **TOWNSEND**

Description: Certificate of Lawfulness for proposed loft conversion and insertion of 2 rooflights to front roof slope, conversion and extension of basement.

The Committee has no additional information in respect to this application but raises its concern on the extension of the basement and implications on the building line.

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27) **PL/20/4297/TP** [REDACTED] **2C Prior Grove Chesham** **TOWNSEND**

Description: Beech Tree - Crown lifting, remove 3 lower branches. Crown reduction of 1/3. Crown thinning where appropriate. (CDC TPO No.6, 2005).

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

28) **PL/20/4174/FA** [REDACTED] **182 Bellingdon Road Chesham** **ASHERIDGE VALE**

Description: Single storey rear extension.

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

29) **PL/20/4248/FA** [REDACTED] **36 Lowndes Avenue Chesham** **LOWNDES**

Description: Erection of new detached dwelling to the rear of 36 Lowndes Avenue with a new vehicular and pedestrian access from Stanley Avenue.

The Committee raises its concern in respect to proximity to the boundary line; over-intensification of the site and reduction of amenity space.
