

CESHAM TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE

held on Monday 26th April 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 absence was received from Councillor Mrs D. M. Varley.

80. **DECLARATIONS OF INTEREST**

Councillor Southworth declared a pecuniary interest in Planning Application PL/21/1044/VRC as a client of the applicant and left the meeting during its consideration thereof.

81. **MINUTES**

It was

RESOLVED

that the Minutes of the meeting of the Planning Committee held on Monday 29th March 2021 be confirmed as a true record.

82. **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 Baum took the Chair for consideration of Planning Application PL/21/1044/VRC

83. **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.

84. **INFORMATION ITEMS**

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

Councillor Franks brought to the Committee's attention an alleged planning breach in respect to Planning Application PL/20/2943/FA adjacent to Pednor Road. Councillor Mrs MacBean advised that Buckinghamshire Council Planning Enforcement officers were now involved and had managed to stop the perceived illegal works.

Councillor Franks also advised that, while he was not seeking re-election to the Council, he would be willing to continue to report on HS2 matters to this Committee if so wished. The Chairman thanked him for his diligence over the years in this area and said he was sure he spoke for his fellow Committee Members when he expressed his desire for this to continue.

This being the final meeting of the Committee before the election, Councillor Southworth thanked his colleagues for their efforts and support during his time as Chairman of the Planning Committee.

85. **CLOSE OF MEETING**

The meeting closed at 7.45pm.

CHAIRMAN

CHESHAM TOWN COUNCIL PLANNING COMMENTS 26TH APRIL 2021

1) **PL/21/1031/SA** [REDACTED] **13 Upland Avenue Chesham** **RIDGEWAY**

Description: Certificate of Lawfulness for proposed hip to gable loft conversion with rear dormer and 3 roof lights to front elevation.

The Committee has no comments on this application.

2) **PL/21/1077/FA** [REDACTED] **50 Vale Road Chesham** **VALE**

Description: Single storey rear/side extension and loft conversion with the addition of a rear dormer and roof light to the front elevation.

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

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

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

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

4) **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

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.

5) **PL/21/0960/FA** [REDACTED] **107 High Street Chesham** **ST MARY'S**

Description: Demolition of rear single storey extension and front roof parapet (unlisted building in a Conservation Area), rear gable end roof extensions, rear rooflight and 2 front dormers, rear balcony and changes to windows and doors.

The Committee **WELCOMES** the restoration of this historic building in the town centre.

6) **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.

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

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

Description: New vehicular access and hardstanding.

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

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

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

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

9) **PL/21/0733/OA** [REDACTED] **40 Lye Green Road Chesham** **HILLTOP**

Description: Outline application for demolition of the existing dwelling and the erection of 4 dwellings (matters to be considered : appearance and layout)

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.

10) **PL/21/0811/FA** [REDACTED] **3 Ridgeway Road Chesham** **RIDGEWAY**

Description: Two storey side extension and loft conversion with 3 front rooflights and a rear dormer with 3 windows.

The Committee recommends **REFUSAL** of this application on the grounds of overdevelopment and lack of off-street parking.

CHESHAM TOWN COUNCIL PLANNING COMMENTS 26TH APRIL 2021

11) PL/21/1044/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 C and vehicular access to the rear of plots B and C.

The Committee recommends **REFUSAL** of this application in terms of highway safety and reiterate its previous comments on this proposed development, namely its objections in terms of overdevelopment, over-intensification and the loss of amenity space.

12) PL/21/1009/FA [REDACTED] Rose Court, Chessmount Rise Chesham WATERSIDE

Description: Additional storey to provide 3 flats, four storey side extension, associated cycle parking and refuse provision.

The Committee recommends **REFUSAL** of this application in terms of height and size which will have a considerable detrimental effect of the visual aspect across the local area and environs. Moreover, the additional storey will be overbearing, overlooking and result in overshadowing to nearby properties as well as being out-of-keeping with the existing street scene. Additionally, the current parking is already inadequate and the additional accommodation will add to the problems on an already congested highway.

13) PL/21/1061/SA [REDACTED] 9 Harding Road Chesham TOWNSEND

Description: Certificate of Lawfulness for proposed new vehicular access, blocked paved driveway for off road parking and two retaining walls either side of the driveway.

The Committee has **NO OBJECTIONS** to this application but would wish to see it being conditional on a suitable drainage being put in place.

14) PL/21/0901/FA [REDACTED] 41 Berkeley Avenue Chesham LOWNDES

Description: Demolition of the existing bungalow and erection of a detached house.

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

15) PL/21/1105/FA [REDACTED] 85 Vale Road Chesham VALE

Description: Single storey rear extension.

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

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16) **PL/21/1218/FA** [REDACTED] **1 Ashfield Road Chesham** **HILLTOP**

Description: Single storey side extension, side porch extension and two sun tunnels to side elevation.

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

17) **PL/21/0652/TP** [REDACTED] **Chesham Bois Manor, Amersham Road. Chesham** **ST MARY'S**

Description: 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)

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.

18) **PL/21/1233/FA** [REDACTED] **7 Fullers Close Chesham** **ST MARY'S**

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

The Committee raises its concern on the size and the potential loss of a general amenity.

19) **PL/21/1237/FA** [REDACTED] **161 Chartridge Lane Chesham** **LOWNDES**

Description: Erection of an outbuilding to the rear of the garden.

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