

CHESHAM TOWN COUNCIL

MINUTES of the meeting of the PLANNING COMMITTEE

held on Monday 22nd June 2020

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

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

IN ATTENDANCE

Officer: K.A. Graves – Policy & Projects Officer

An apology for absence was received from Councillor Mrs D.M. Varley.

7. **DECLARATIONS OF INTEREST**

Councillor Southworth declared a possible interest in planning application PL/20/1312/FA as he knows the applicant professionally and left the meeting during its consideration.

8. **MINUTES**

It was

RESOLVED

that the Minutes of the meeting of the Planning Committee held on Monday 26th May 2020 be confirmed as a true record.

9. **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.

10. **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.

11. **CLOSE OF MEETING**

The meeting closed at 7.42pm.

CHAIRMAN

Publication Date 26.6.20.

CHESHAM TOWN COUNCIL PLANNING COMMENTS 22ND JUNE 2020

1)	PL/20/1233/FA	4-6 Botley Road Chesham	TOWNSEND
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Description: Demolition of the existing dwellings (4 & 6 Botley Road) and the erection of an Assisted Living scheme (C2 Use Class) with associated communal facilities, landscaping and parking arrangements.

The Committee raises its concern over the development being out of keeping with the existing street scene on Botley Road, its bulk and being overlooking at the sides. The Committee notes a lack of information on SuDS and highways issues, as well as the lack of a needs assessment for this type of accommodation. Concern was raised about the location of this type of accommodation at the top of a steep hill, away from local amenities.

2)	PL/20/1232/FA	16 Deer Park Walk Chesham	NEWTOWN
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Description: Single storey rear extension following demolition of existing conservatory.

The Committee has **NO OBJECTIONS** to this application, unless any issues of concern are raised by the planning officer's site visit.

3)	PL/20/1258/FA	106 Lye Green Road Chesham	HILLTOP
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Description: Single storey rear/side orangery and an additional door to side elevation

The Committee raises its concern over the proximity of the orangery to the property boundary and the potential

4)	PL/20/1462/TP	Land adj. to Jesmond, Addison Road Chesham	VALE
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Description: T1 - horse chestnut - reduce height to 8m; reduce lateral growth to 4m. T3 - horse chestnut - reduce height to 14m; reduce lateral growth to 2m. Both trees protected by TPO/1979/001

The Committee defers to the comments of the Buckinghamshire Council (East) Tree Officer. The Committee noted a caveat that if the trees are coming to the end of their lifespan, the Committee would prefer to see these trees replaced with younger specimens.

5)	PL/20/1312/FA	6 Warrender Road Chesham	HILLTOP
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Description: Two storey rear extension, single storey front/side infill extension and changes to doors and windows.

The Committee **OBJECTS** to this development as it is out of character with the area. The Committee is concerned about the proximity of the fence to the building. The Committee reserves the right to make additional comments once further information on this application becomes available.

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6)	PL/20/1405/FA	Willow Cottage, Latimer Road Chesham	WATERSIDE
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Description: Erection of garage with office above following demolition of existing garage.

The Committee is pleased to note that this application is a beneficial change to the appearance of the site.

7)	PL/20/1371/FA	182 Bellingdon Road Chesham	ASHERIDGE VALE
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Description: Single storey rear extension and porch infill extension.

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

8)	PL/20/1400/FA	70 Asheridge Road Chesham	ASHERIDGE VALE
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Description: Part first floor, part single storey rear/side extension, replacement front porch and garage conversion.

The Committee raises its concerns about the loss of light, overshadowing, loss of privacy for the neighbouring property and wishes to see frosted glass used for the bathroom window. Concern was raised as to the appropriateness of the intensification of the garage and whether it required a change of use for business use.

9)	PL/20/1598/ADJ	Chiltern Hills Academy Chesham	LOWNDES
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Description: Consultation from Buckinghamshire Council - The erection of a temporary, two storey, eight classroom, modular teaching block to provide additional capacity at Chiltern Hills Academy.

The Committee has **NO OBJECTIONS** to this application, providing a condition is applied that the footpath is reinstated to its original Green Belt dirt track condition once the temporary classrooms are removed.

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10)	PL/20/1468/ADJ	Chiltern Hills Academy Chesham	LOWNDES
<p>Description: Consultation from Buckinghamshire Council - Development to enable permanent school expansion to 8fe involving demolition of existing teaching block E, construction of a new two storey teaching block, two storey extension to block A, two storey extension to Block C, creation of a new pedestrian access points from Chartridge Lane, additional car parking spaces, hard play area, hard and soft landscaping and ancillary works.</p> <p>The Committee raises its concern about the visual impact on the Green Belt of the large canopy to be located behind the school and the impact of the application on the amenity of the adjacent business. The proposed cladding for the front of the building is out of keeping and will have a detrimental impact on the existing street -scene. The new paths and hard-standing must be constructed of either semi-permeable or permeable materials. The Committee do not believe that the tandem parking will work, and raise particular concerns as to parking provision when the parking is not actively being managed out of school hours. The Committee wishes to see CIL or s106 funding used to provide a pedestrian crossing on Chartridge Lane and to make pavement improvements</p>			
11)	PL/20/2094/FA	5 Manor Way Chesham	HILLTOP
<p>Description: Erection of outbuilding to front</p> <p>The Committee OBJECT to this application on the basis that it is out of keeping with the existing street scene and will set a detrimental precedent in this Area of Special Character.</p>			
12)	PL/20/1469/TP	Land to the rear of 21 Hillcroft Road Chesham	HILLTOP
<p>Description: Line of 3-5 ash and sycamores - crown lifting and crown reduction - trees protected by TPO/1987/027(W1)</p> <p>The Committee defers to the comments of the Buckinghamshire Council (East) Tree Officer.</p>			
13)	PL/20/1520/FA	13 Field Close Chesham	NEWTOWN
<p>Description: Garage conversion and front porch</p> <p>The Committee has NO OBJECTIONS to this application.</p>			

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14)	PL/20/1585/TP	15 Hazelwood Close Chesham	NEWTOWN
Description: T1- Sycamore - prune back to just above previously managed points (approx 5-6m of top growth) and shorten back side branches to fit new top profile. Tree protected by TPO/1958/009			
The Committee defers to the comments of the Buckinghamshire Council (East) Tree Officer.			
15)	PL/20/1408/FA	7 Rachels Way Chesham	WATERSIDE
Description: Single storey front extension. Demolition of conservatory, single storey side projection and rear store. Insertion of gate to side of house and potio doors to rear.			
Comments to follow			
16)	PL/20/1411/FA	Field Acres Farm, Fullers Hill Chesham	ST MARY'S
Description: Change of use of part of an agricultural building for firewood processing and drying.			
Whilst the Committee welcomes the aims of the application in diversifying a rural business, it raises concerns over the adequacy of the vision splays for safe access on to the highway, whether there is sufficient ventilation of the building and the potential for the intensification of this site to lead to noise and odour nuisances.			
17)	PL/20/1533/SA	448 Waterside Chesham	WATERSIDE
Description: Cerrificate of Lawfulness for proposed extension to existing rear outbuilding for use ancillary to the main dwelling.			
The Committee queries whether this should be a planning application rather than an application for a Certificate of Lawfulness. The proposed extension is not incidental nor subservient to the main dwelling and is overdevelopment, which will have a significant impact on the amenity of the neighbouring property. The extension introduces the potential for the outbuilding to become a second habitable dwelling			

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18)	PL/20/1545/FA	4 Bois Moor Road Chesham	WATERSIDE
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Description: Two storey rear extension, single storey front extension, alterations/additional windows/door to side elevation and alterations to outbuilding to front and rear elevations

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

19)	PL/20/1493/FA	204 Bellingdon Road Chesham	LOWNDES
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Description: Part single/part two storey rear extension.

The Committee has **NO OBJECTIONS** to this application subject to a condition that the first floor window should be comprised of frosted glass.

20)	PL/20/1617/FA	3 Ashfield Road Chesham	HILLTOP
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Description: Erection of single storey rear extension and changes to doors and windows following demolition of existing rear projection and garage

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

21)	PL/20/1658/SA	7 Warrender Road Chesham	HILLTOP
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Description: Certificate of lawfulness for proposed: Single storey side extension

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

22)	PL/20/1687/TP	6 Four Oaks Chesham	RIDGEWAY
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Description: T1-oak-crown reduction by approximately 2m, sever ivy and remove deadwood. (TPO/1989/010)

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

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23)	PL/20/1530/FA	Holsworthy, 95 Fullers Hill Chesham	ST MARY'S
<p>Description: Part two storey, part single storey rear extension, single storey front extension, ground and first floor bay projection to front elevation, and conversion of existing garage into habitable accommodation. Erection of a new detached garage, alteration to vehicular access and pedestrian gated access.</p> <p>The Committee raises its concerns as to the erection of a new detached garage, which is out of keeping with the existing street scene and is bulky overdevelopment. The Committee is concerned over the access to the highway and queries whether the vision splays for access to the highways are adequate.</p>			
24)	PL/20/1686/KA	3 Botley House, East Street Chesham	ST MARY'S
<p>Description: T1 Remove Hazelnut tree, T2 Remove wild Ash, T6 - Ash remove 2 x lower branches overhanging boundary, lop 2-3 branches to balance shape of tree, T7 Remove Wild Hawthorn (Chesham Conservation Area)</p> <p>The Committee defers to the comments of the Buckinghamshire Council (East) Tree Officer, but raises its concern over the loss of this number of trees and would like to see a net gain of trees on site.</p>			
25)	PL/20/1361/OA	Land at Rear of 52 Berkeley Avenue Chesham	LOWNDES
<p>Description: Outline planning permission for erection of two dwellings (all matters reserved)</p> <p>The Committee recommends REFUSAL of this application on the grounds of the application being out of character for the area and because the access is inappropriate and does not meet the required highways standards.</p>			
26)	PL/20/1571/FA	22 Hampden Avenue Chesham	LOWNDES
<p>Description: Single storey rear, first floor side and front porch extension.</p> <p>The Committee has NO OBJECTIONS to this application.</p>			