

Chesham Town Council

Bill Richards
Town Clerk



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15 September 2017

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 25 SEPTEMBER 2017 AT 7.30 PM

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 4th September 2017.
4. To receive and consider planning applications received from the Chiltern District 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 Chiltern District Council's website www.chiltern.gov.uk.**
5. To receive and consider decision notices received from Chiltern District Council since the last meeting of the Committee.
6. MVAS Update.
7. Affinity Water Draft Management Plan Consultation.- to follow.
8. Appeal- 9 Berkeley Avenue.
9. Information items.

Yours sincerely,

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

Bill Richards
Town Clerk

Publication Date: 15th September 2017.



Chesham Town Council

continued . . .



<u>Councillor</u> <u>Circulation</u>
Councillor Emily Culverhouse
Councillor Peter Hudson
Councillor Tony Franks
Councillor Noel Brown
Councillor Roderick McCulloch
Councillor Jane MacBean
Councillor Diana Varley
Councillor Alan Bacon
Councillor Derek Lacey

CHESHAM TOWN COUNCIL PLANNING APPLICATIONS 25 SEPTEMBER 2017

1) **CH/2017/1488/EU** **Portobello Farm 165 Asheridge Road Chesham** **ASHERIDGE VALE** *

Description: Application for a Certificate of Lawfulness for existing use relating to buildings and land used for B1/B8 commercial storage and equestrian purposes.

2) **CH/2017/1495/VRC** **81-83 Broad Street Chesham** **TOWNSEND**

Description: Variation of Condition 5 of planning permission CH/2017/0788/FA: Demolition of existing garages to the rear of 81-85 Broad Street, rear ground and first floor extensions to create two self contained residential units (C3) with associated car parking, roof terrace to first floor to allow for minor design amendments.

3) **CH/2017/1512/FA** **15 Germain's Close Chesham** **St MARY'S** *

Description: Single storey rear extension.

4) **CH/2017/1539/FA** **109 Asheridge Road Chesham** **ASHERIDGE VALE**

Description: Replacement dwelling.

5) **CH/2017/1567/FA** **67 Townsend Road Chesham** **TOWNSEND**

Description: Widening of vehicular accesses along frontage of Nos. 67 & 69 Townsend Road to allow parking on frontages.

6) **CH/2017/1582/FA** **16 Deer Park Walk Chesham** **NEWTOWN** *

Description: Two storey extension on western elevation (behind existing garages) incorporating south facing balcony at first floor level, dormer window to front

7) **CH/2017/1583/FA** **76 Brockhurst Road Chesham** **NEWTOWN** *

Description: New front parking bay with vehicular access (Amendment to planning permission CH/2016/0501/FA)

CHESHAM TOWN COUNCIL PLANNING APPLICATIONS 25 SEPTEMBER 2017

8)	CH/2017/1586/HB	Queen Anne House, 57 Church Street Chesham	ST MARY'S	*
Description: Internal alterations.				

9)	CH/2017/1611/FA	15 Germain's Close Chesham	ST MARY'S	*
Description: Roof extension and insertion of front dormer to increase habitable accommodation in roofspace (amendment to Planning Permission CH/2017/1181/FA)				

10)	CH/2017/1613/FA	28 Culverhouse Way Chesham	NEWTOWN	*
Description: Garage conversion to habitable accommodation, fenestration alterations.				

11)	CH/2017/1623/SA	9E Higham Road Chesham	TOWNSEND	*
Description: Application for a Certificate of Lawfulness for a proposed operation relating to an extended vehicular access.				

12)	CH/2017/1625/FA	32 Hampden Avenue Chesham	LOWNDES	*
Description: Single storey front extension to include porch.				

13)	CH/2017/1627/FA	150 Botley Road Chesham	TOWNSEND	*
Description: Gates to rear garden and hardstanding (retrospective) and new vehicular access.				

14)	CH/2017/1658/FA	81-85 Broad Street Chesham	TOWNSEND	
Description: Change of use of existing lower ground floor workshops to a self contained residential unit.				

15)	CH/2017/1670/SA	8 Rose Drive Chesham	WATERSIDE	*
Description: Application for a Certificate of Lawfulness for a proposed operation relating to the erection of a single storey rear extension, hipped to gabled roof extension with rear dormer structure to facilitate habitable accommodation in roofspace.				

CHESHAM TOWN COUNCIL PLANNING APPLICATIONS 25 SEPTEMBER 2017

16)	CH/2017/1671/FA	8 Rose Drive Chesham	WATERSIDE	*
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Description: Single storey side, single storey front extensions.

17)	CH/2017/1677/FA	Just the Car Ltd	112 Latimer Road Chesham	WATERSIDE
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Description: Change of use for storage and sale of cars (use Class sui generis) (retrospective)

18)	CH/2017/1689/TP	The Meades, 32 Germain Street Chesham	ST MARY'S	*
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Description: Crown reduction of a beech tree protected by a Tree Preservation Order.

*= Delegated to Ward Members

CHESHAM TOWN COUNCIL PLANNING DECISIONS 25 SEPTEMBER 2017

1)	CH/2017/0846/FA	Simco Homes Ltd	Land to rear of 206- 208 Chartridge Lane Chesham	LOWNDES
Description: Redevelopment of site, 5 detached dwellings (4 integral, 1 detached garage) associated hard landscaping, parking and creation of vehicular access.				
Comments: The Committee recommends REFUSAL of this application in respect to being overdevelopment and being visually intrusive to residents in Pednor Valley. Moreover the revised access channel will have a negative impact on the amenity space of 204 Chartridge Lane and there are concerns over the ease of access and turning for large waste and emergency vehicles.				
Decision: Refuse Permission				
2)	CH/2017/0616/EU	Maeserfield	Ashley Green Road Chesham	NEWTOWN
Description: Application for a Certificate of Lawfulness for an existing use relating to the use of land to the side of Maeserfield as residential garden.				
Comments: The Committee has no additional information in respect to this application				
Decision: Cert. of law Proposed dev or use issued.				
3)	CH/2017/1189/FA	248 Chartridge Lane	Chesham	LOWNDES
Description: Replacement front porch, conversion of existing integral garage to habitable accommodation, fenestration alterations, new detached garage.				
Comments: The Committee has NO OBJECTIONS to this application.				
Decision: Conditional Permission				
4)	CH/2017/1198/SA	9 Rose Drive	Chesham	WATERSIDE
Description: Application for a Certificate of Lawfulness for a proposed operation relating to a single storey rear extension, one side, one rear dormer structures and one front roof light to facilitate habitable accommodation in the roof space.				
Comments: The Committee has no additional information in respect to this application.				
Decision: Cert. of law Proposed dev or use issued.				
5)	CH/2017/1290/RM	CTIL LTD, Highway land at junction of Pheasant Rise and Chessmount Rise Chesham		WATERSIDE
Description: Base station equipment cabinet, 12.5 m mast with 3 integral antennas and two dish antenna.				
Comments: The Committee recommends REFUSAL of this application in its proposed location due to its exceptional prominence and impact upon amenity space. The Committee believes the application would be more acceptable to local residents if the mast could be sited in Trapps Lane)where it could be partially obscured by existing natural and man-made features) and be of a more sympathetic design.				
Decision: Objections				

CHESHAM TOWN COUNCIL PLANNING DECISIONS 25 SEPTEMBER 2017

6)	CH/2017/1219/FA	132 Bellingdon Road Chesham	LOWNDES
Description:	Single storey detached annexe to rear of property.		
Comments:	The Committee expresses its concern over the proposed annexe becoming a separate residence.		
Decision:	Refuse Permission		
7)	CH/2017/1231/FA	Ranville, 3 Wannions Close Chesham	TOWNSEND
Description:	Part two storey ,part single storey , part first floor/side/rear extension, removal of existing chimney and new roof over existing porch		
Comments:	The Committee has no comments in respect to this application.		
Decision:	Conditional Permission		
8)	CH/2017/1123/FA	Stable Cottage, Ashley Green Road Chesham	NEWTOWN
Description:	Change of use of dwelling (currently two flats) to use as one dwelling.		
Comments:	The Committee has no comments in respect to this application.		
Decision:	Conditional Permission		
9)	CH/2017/1178/FA	73 Rose Drive Chesham	WATERSIDE
Description:	Single storey rear/side extension linking dwelling to garage and conversion of garage to garden store.		
Comments:	The Committee has no comments in respect to this application.		
Decision:	Conditional Permission		
10)	CH 2017 1294/FA	60 Lowndes Avenue Chesham	LOWNDES
Description:	Two storey side extension containing self contained residential annexe, part single part two storey rear extension.		
Comments:	The Committee has NO OBJECTIONS to this application.		
Decision:	Conditional Permission		
11)	CH/2017/1296/FA	Sainsburys Supermarkets Ltd J Sainsburys Plc 134-144 High Street Chesham	ST MARYS
Description:	Installation of an additional ATM and revised surround signage.		
Comments:	The Committee has NO OBJECTIONS to this application.		
Decision:	Conditional Permission		

CHESHAM TOWN COUNCIL PLANNING DECISIONS 25 SEPTEMBER 2017

12)	CH/2017/1297/AV	Sainsburys Supermarkets Ltd	J Sainsburys Plc 134-144 High Street Chesham	ST MARYS
Description:	Revised non-illuminated ATM surround sign.			
Comments:	The Committee has NO OBJECTIONS to this application.			
Decision:	Conditional Consent			

13)	CH/2017/1298/FA	Waitrose Ltd	The Backs Chesham	ST MARYS
Description:	Change of use of the public highway for the placing of six tables, 12 chairs and a bin to be used in conjunction with the existing supermarket.			
Comments:	The Committee has NO OBJECTIONS to this application.			
Decision:	Conditional Permission			

14)	CH/2017/1300/SA	15 Nutkins Way	Chesham	VALE
Description:	Application for a Certificate of Lawfulness for a proposed operation relating to the erection of a rear dormer structure and front rooflights to facilitate habitable accommodation in the roofspace.			
Comments:	The Committee has no additional information in respect to this application.			
Decision:	Cert. of law Proposed dev or use issued.			

15)	CH/2017/1310/FA	82 Hivings Hill	Chesham	ASHERIDGE VALE
Description:	Replacement conservatory (Retrospective).			
Comments:	The Committee has no comments in respect to this application.			
Decision:	Conditional Permission			

16)	CH/2017/1348/FA	30 Cheyne Walk	Chesham	TOWNSEND
Description:	Part two storey, part single storey front side extension.			
Comments:	The Committee has no comments in respect to this application.			
Decision:	Conditional Permission			

17)	CH/2017/1389/TP	108 Lynton Road	Chesham	VALE
Description:	Crown reduction and crown thinning of a beech tree protected by a Tree Preservation Order.			
Comments:	The Committee has no comments in respect to this application.			
Decision:	Conditional Permission			

AGENDA ITEM NO : 6 – MOBILE VEHICLE ACTIVATED SIGN (MVAS)

**Reporting Officers: Rachel Watts (01494 582907)
Bill Richards (01494583824)**

Summary

1. To note the results of the Mobile Vehicle Activated Sign (MVAS) for the locations in Phase 6 and 7 of the operation and suggest locations for Phase 8.

Background Information

2. A grant was received for the Local Area Forum to purchase a MVAS to monitor traffic speed at agreed locations in Chesham. The sign can be set to monitor speeds over 30 or 40 mph.

Financial Implications

3. None pertaining to this report.

Strategic Objectives

4. Accords with the Council's strategic objective 2e – *'Promote harmony between commercial and residential requirements, and ensure that initiatives accord with the Council's Environmental Policy'*.

5. **Equality Act Implications**

Non applicable.

6. **Detailed Consideration**

- (i) **Location and Times- Phase 7**

Chartridge Lane 6-03-17 to 20-03-17

St Mary's (northbound) 27-03-17 to 17-04-17

On loan to Cholesbury Parish Council 24-04-17 to 8-05-17

Bois Moor Road 15-05-17 to 29-05-17

Lansdowne Road 5-06-17 to 19-06-17

Greenway (LC10) 26-06-17 to 10-07-17

Lye Green Road 17-07-17 to 31-07-17

On loan to Cholesbury Parish Council 7-08-17 to 21-08-17

Cameron Road 18-09-17 to 2-10-17

- (ii) **Traffic Analysis Report**

The report for each location will include:-

- Project Title i.e. Name of road and date

- Date and time when Report Generated
- Speed Intervals = 5 mph
- Time Intervals = 5 minutes
- 85th Percentile Speed
- 85th Percentile Vehicles
- Max Speed for the project including the day and time
- Total Vehicles count

(iii) **Results not previously reported from Phase 6 are:-**

Asheridge Road 13-2-16 to 27-2-17

For Project: Asheridge Rd- 13 Feb-27 Feb 2017

Speed Intervals = 5 mph

Time Intervals = 5 minutes

Traffic Report From 13-Feb-17 9:55:00 PM through 27-Feb-17 11:55:00 AM

85th Percentile Speed = 34.6 mph

85th Percentile Vehicles = 9,572 counts

Max Speed = 70.0 mph on 23-Feb-17 10:40:00 PM

Total Vehicles = 11,261 counts

Results from Phase 7 (CURRENT ROUND)

Chartridge Lane

Traffic Report From 06-Mar-17 7:40:00 PM through 20-Mar-17 11:05:00 AM

85th Percentile Speed = 32.9 mph

85th Percentile Vehicles = 49,507 counts

Max Speed = 55.0 mph on 19-Mar-17 6:05:00 PM

Total Vehicles = 58,243 counts

St Mary's Way-northbound

For Project: St Marys Way 27 March -17 April 2017

Location/Name: St Marys Way-northbound

Report Generated: 19-Apr-17 2:49:16 PM

Speed Intervals = 5 mph

Time Intervals = 5 minutes

Traffic Report From 27-Mar-17 6:55:00 AM through 18-Apr-17 2:25:00 PM

85th Percentile Speed = 33.0 mph

85th Percentile Vehicles = 219,153 counts

Max Speed = 80.0 mph on 03-Apr-17 6:15:00 PM

Total Vehicles = 257,827 counts

Bois Moor Road 15-5-17 to 29-05-17

For Project: Bois Moor Rd- 16 May- 30 May 2017

Location/Name: Bois Moor Rd- downhill

Report Generated: 02-Jun-17 11:56:14 AM

Speed Intervals = 5 mph

Time Intervals = 5 minutes

Traffic Report From 16-May-17 4:50:00 AM through 30-May-17 11:35:00 AM

85th Percentile Speed = 27.8 mph

85th Percentile Vehicles = 13,289 counts

Max Speed = 45.0 mph on 22-May-17 10:50:00 PM

Total Vehicles = 15,634 counts

Lansdowne Road 5-06-17 to 19-06-17

For Project: Lansdowne Road 5th-19th June

Location/Name: I

Report Generated: 21-Jun-17 5:31:34 PM

Speed Intervals = 5 mph

Time Intervals = 5 minutes

Traffic Report From 05-Jun-17 5:35:00 PM through 19-Jun-17 5:15:00 PM

85th Percentile Speed = 28.4 mph

85th Percentile Vehicles = 10,785 counts

Max Speed = 60.0 mph on 09-Jun-17 11:00:00 PM

Total Vehicles = 12,688 counts

Greenway 26-06-17 to 10-07-17

For Project: Greenway 26 June -10 July 2017

Location/Name: Downhill

Report Generated: 12-Jul-17 5:16:43 PM

Speed Intervals = 5 mph

Time Intervals = 5 minutes

Traffic Report From 26-Jun-17 8:15:00 PM through 10-Jul-17 5:10:00 PM

85th Percentile Speed = 22.9 mph

85th Percentile Vehicles = 17,944 counts

Max Speed = 30.0 mph on 26-Jun-17 8:30:00 PM

Total Vehicles = 21,111 counts

Lye Green Road 17-07-17 to 31-07-17

For Project: Lye Green Road- 17-7-17 to 31-07-17

Location/Name: opposite Codmore

Report Generated: 02-Aug-17 10:30:03 AM

Speed Intervals = 5 mph

Time Intervals = 5 minutes

Traffic Report From 17-Jul-17 10:05:00 AM through 31-Jul-17 10:05:00 AM

85th Percentile Speed = 36.6 mph
85th Percentile Vehicles = 29,690 counts
Max Speed = 70.0 mph on 30-Jul-17 12:05:00 PM
Total Vehicles = 34,929 counts

Cameron Road 29-08-17 to 11-09-17

For Project: Cameron Road 29 August to 11 September 2017
Location/Name: Cameron Rd
Report Generated: 13-Sep-17 3:36:57 PM
Speed Intervals = 5 mph
Time Intervals = 5 minutes

Traffic Report From 29-Aug-17 2:30:00 AM through 11-Sep-17 3:20:00 PM

85th Percentile Speed = 24.3 mph
85th Percentile Vehicles = 9,089 counts
Max Speed = 40.0 mph on 30-Aug-17 3:00:00 PM
Total Vehicles = 10,693 counts

Tables and graphs for each location are available for any individual member on request to the Town Hall.

7. At the Development Control Minutes of 12th May 2014 it was agreed that Thames Valley Police be supplied with the data after the MVAS results of each road are collated. This data is used by the police when planning their speed traps.
8. The Committee needs to agree future locations for Phase 8. The following roads have been suggested for the next round: Nashleigh Hill (requested by Cllr Shaw), Botley Road (requested by Sergeant James Ellis); Severalls Avenue (requested by Cllr Shaw), Greenway again at a more suitable location; and Higham Road (requested by a local resident and Cllr Miss Culverhouse.) Local parish councils have also requested to use the MVAS in their parish, notably Cholesbury, in the past year. Members may be content to allow officers to repeat previous roads and locations where the clips are already in place and approval for use has previously been granted by Buckinghamshire County Council. A suggested schedule for the MVAS locations is attached, subject to approval.

Recommendation

That the Committee notes the recent monitoring statistics and recommends the next round of MVAS locations be delegated to officers, subject to any new locations proposed at the meeting.

MVAS SITES-PHASE 8

Address	L.C. No.	Bus Stop	Groundscrew	Permission	Any signs already fixed	Date to install	Date to Remove Download & recharge	Comments
Nashleigh Hill	LC10					18-09-17	2-10-17	
Hivings Hill	13			Yes		9-10-17	23-10-17	
Eskdale Avenue	12			Yes		30-10-17	13-11-17	
On loan to Cholesbury PCC						20-11-17	4-12-17	
Botley Rd(for phase 8)			Groundscrew installed 142	Yes		11-12-17	2-1-18	Requested by Sergeant Ellis 20/04/17
St Marys Way (northbound)	LC13					8-01-18	22-01-18	
Severalls Avenue				No		29-01-18	12-02-18	Seek permission-requested by Cllr Mark Shaw 12-07-17
Greenway	LC19			Yes		19-02-18	5-03-18	Alternative to last location
On loan to Cholesbury PCC						12-03-18	26-03-18	

Higham Road	7					3-04-18	16-04-18	Bernard Walker request
B485 Missenden Road						23-04-18	8-5-18	

Severalls Avenue- requested by Mark Shaw – July 2017

AGENDA ITEM NO : 7 – AFFINITY WATER DRAFT DROUGHT MANAGEMENT PLAN CONSULTATION

Reporting Officer: Kathryn Graves (01494 583798)

Summary

1. To consider a response to Affinity Water's Draft Drought Management Plan consultation.

Background Information

2. Affinity Water's Central region covers public water supply to c3.2 million people in an area covering some north London Boroughs and parts of Essex, Hertfordshire and Buckinghamshire, including Chesham. Chesham is within the Misbourne Water Resource Zone.
3. All water companies have a statutory requirement to produce a drought management plan (DMP) which outlines plans and procedures for managing public water supply in drought conditions. The final version of this DMP will be published in 2018 and will cover five years, up to 2023.

Financial Implications

4. None pertaining to this report.

Strategic Objectives

5. The reliability of water supplies during drought conditions is pertinent to Objective 2 – *'To encourage and promote the economic and commercial vitality of Chesham'*. The impact of actions taken during droughts is relevant to Objective Objective 3a – *'Chesham has many attractive landscape features, notably the River Chess, Lowndes Park and the surrounding woodlands, and an historic built environment that includes the church and old town. These need to be enhanced, protected and publicised'*.

Equality Act Implications

6. In the event of a drought, Affinity Water is committed to proactively contacting customers who are on their priority services register.

Detailed Consideration

7. Affinity Water's draft DMP can be viewed online at:
<https://stakeholder.affinitywater.co.uk/drought-management.aspx>
8. Affinity Water Central takes 60% of its resources from underground aquifers (groundwater) and 40% from river sources, including the River Thames, and supply imports from neighbouring water companies. Only the licences for groundwater resources are covered by flow/drought conditions and therefore the DMP focuses on the groundwater supplies.

9. Your officers have assessed the plan and their comments are **attached** as an appendix. Whilst pleased to see the greater commitment to minimizing environmental impacts than was observed in earlier plans, your officers are concerned that the Chess catchment appears to be experiencing signs of severe drought (i.e. dry upper reaches for months) prior to any drought actions being taken. Your officers believe that greater monitoring in the Chess catchment is required to understand the situation.

Recommendation

That the comments, subject to any changes the Committee wishes to make, are submitted to the Secretary of State as a formal consultation response.

Chesham Town Council Consultation Response to Affinity Water's Draft Drought Management Plan 2017

We welcome this comprehensive and clear set of plans for managing the public water supply in drought conditions.

The substantial increase in demand for water during dry years strongly supports Affinity Water's strong emphasis on managing demand for water first before instigating supply-side measures. We are pleased to see Affinity Water's commitment to reducing leakage upon entering Drought Zone 3, although we would welcome an increase in leakage activity upon entering Drought Zone 2 to start tackling more leakage earlier during a drought.

It is reassuring that Affinity Water believes that even during a drought as severe as that of 1976, there would be no need for an emergency drought order and that stand pipes and rota cuts would only be used in a civil emergency.

Drought Trigger Zones

Drought Trigger Zone 3 is said to correspond to a 1 in 10 year drought event (p. 32), but includes the groundwater levels recorded during 1997, which is described later in the document (p. 44) as a 1 in 200 year return event, so we are not clear on what Zone 3 corresponds to.

The conditions experienced on the Upper Chess do not seem to fit well with the Drought Trigger Zones; which is a cause for concern as it may mean that action is not being taken rapidly enough in this catchment. The upper reaches of the Chess (below the traditionally ephemeral stretches) were dry in Chesham for several months in 2016 and 2017 before we saw an increase in communication with customers and stakeholders to increase awareness of drought (an activity associated with Drought Zone Two). Furthermore, on page 108 it is stated that 'After reaching Drought Zone 3 and with drought conditions becoming more severe, chalk groundwater levels would be declining, resulting in the upper reaches of chalk streams drying out', but the Chess upper reaches are dry long before Zone 3 is reached. This would suggest that the groundwater monitoring points used for the Central Region do not reflect what is happening in the Chess catchment.

This is further reinforced by Table 19 on page 93 which looks at the potential environmental impacts from supply-side drought actions (which start in Zone 2). One of the examples of potential impact is 'prolonged period of no flow, resulting in potential for (i) loss of aquatic macrophytes and invasion of terrestrial plants, (ii) drying of river bed and loss of habitat for aquatic fauna and (iii) fish kills'. All three of these events have occurred on the River Chess before Drought Zone Two is reached. What can be done about this, as it would be beneficial to encourage customers to start reducing their water demand far earlier to help protect the Chess? Could additional monitoring in the local area help? There are local voluntary groups who could work in partnership with Affinity Water and the Environment Agency to achieve

additional monitoring; as has been done in the ongoing Low Flows Alleviation Study on the Upper Chess.

Drought Forecasting

Section 3.3.2 looks at the relationship between rainfall, recharge and soil moisture deficit. Is this relationship changing with increasing urbanisation, or is the level of change in infiltration insignificant in terms of its impact on water resources? If it is a significant change, is the change taken into account when looking at this relationship over time?

Temporary Use Bans

We appreciate that the Statutory Exceptions for Temporary Use Bans are not set by Affinity Water, but to have an exception for filling or maintaining a domestic swimming or paddling pool when done using a hand-held container seems unnecessary. This could still result in significant, non-essential water use, especially when public pools would still be open as normal.

We support Affinity Water's decision to implement Temporary Use Bans on all 11 activities simultaneously, as this will be the clearest way of putting the TUB into place and will cause least confusion to customers.

Increasing Deployable Output of Sources

We are concerned that abstraction constraints can be lifted and that sustainability reduction sources can be re-commissioned during severe drought scenarios. Whilst we appreciate these options will be used only when droughts worsen, this will apply additional pressures to environmentally-sensitive areas that will already be suffering from the drought conditions. Whilst the Chess is not directly affected by this, increased abstraction from the Misbourne catchment might have the potential to negatively impact on the groundwater levels in the Chess catchment.

Table 16 looks at the risks associated with supply side actions in all of the Drought Zones. We are concerned about the environmental assessment of the risk associated with the 'Additional Outputs' option for Zone 3. In the Summary of Possible Environmental Impacts, it says that the impacts will be low as abstractions will remain within licensed limits. However, the Chess catchment is categorised as 'over-licensed'. This would indicate that increasing abstraction in our catchment would cause environmental damage and feel that additional monitoring would be required to assess this risk.

Environmental Impacts

We are pleased to note on page 90 that the aim of the plan is to manage and, where possible, improve the water resource position during drought to make water available to customers **whilst minimising impact on the environment**.

Environmental Monitoring

The information on page 102 suggests that additional monitoring isn't undertaken until Drought Zone 4 with the application for a drought permit or drought order. Is this correct? As a number of the actions that could be implemented prior to applying for a drought

permit or order could have an environmental impact (e.g. additional outputs within a licence), it would seem prudent to increase monitoring for these actions, too.

Communication Plan

It is very positive that, in light of experience from the 2012 drought, direct communications with customers will be favoured for a future drought. We believe that this will be more effective than relying heavily on local radio and newspapers.

**AGENDA ITEM NO : 8 – LAND TO REAR OF 9
BERKELEY AVENUE, CHESHAM (PLANNING
APPLICATION CH/2017/0480/FA)**

Reporting Officer: Bill Richards (01494 583824)

Ward: Lowndes

Summary

1. To consider whether the Council wishes to make representations to the Secretary of State in respect of an appeal concerning erection of new detached dwelling on land to the rear of 9 Berkeley Avenue, Chesham, with associated access drive and parking.

Background Information

2. The appeal relates to the following development which was refused planning permission by Chiltern District Council.

Planning Application Ref: CH/2017/0480/FA

Proposed Development: New detached dwelling.

Location: Rear of 9 Berkeley Avenue

3. At a committee meeting of the 10th April 2017 your Committee made the comment “The Committee raises its concern on the proximity of the building line to 4 Dorney End and being overbearing to the garden of this property. The Committee would wish to see any approval granted being conditional on there being no windows inserted into the west side of the building.”

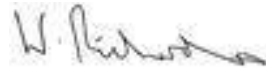
Detailed Consideration

4. The reasons for the District Council’s refusal of planning permission and the Appellant’s grounds of appeal are available for viewing on the following link https://isa.chiltern.gov.uk/online-applications/files/5F5F0D6CC64910E49E8EDF6FAF9EA817/pdf/CH_2017_0480_FA--3075163.pdf
5. The Secretary of State has given notice that the appeal is to be determined on the basis of written representations. Any comments, or modification/withdrawal of previous representation must be received by the Planning Inspectorate by 17th October 2017.

Report of the Officers to a meeting of the **DEVELOPMENT CONTROL**
Committee on Monday 25th September 2017

Recommendation

**The Committee is invited to decide if it wishes to make any comments, or
modification/withdrawal of previous representation.**



Bill Richards- Town Clerk

CHESHAM TOWN COUNCIL

INFORMATION SHEET FOR COUNCILLORS TO THE PLANNING COMMITTEE MEETING OF THE 25th SEPTEMBER 2017

List 6 of 2017/18

16. Appeal – Land to rear of Substation, Lycrome Road, Chesham - CH/2017/0132/FA

The proposal was: Change of use of land and installation of a series of storage units and associated works to provide a battery energy storage facility, to provide balancing services to the National Grid.

The Planning Inspectorate in Bristol has now advised us of their decision- **Appeal dismissed.**

17. Appeal – Land to west of 5 Swan Close Chesham - CH/2016/2075/FA

The proposal was: Erection of new two storey dwellinghouse.

The Planning Inspectorate in Bristol has now advised us of their decision- **Appeal dismissed.**

18. Appeal – 177 Hivings Hill, Chesham - CH/2016/1679/FA

The proposal was : Demolition of the existing bungalow, construction of a block of 8 no. flats with associated parking and landscaping.

The Planning Inspectorate in Bristol has now advised us of their decision- **Appeal allowed.**