

Chesham Town Council

Bill Richards
Town Clerk



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17th June 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 27TH 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 6th June 2022.
4. To receive the Minutes of the Chesham & District Transport Users' Group meeting held on 10th May 2022.
5. To receive and comment upon the Minutes of the Neighbourhood Plan Meeting held on 30th May 2022.
6. 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>
7. To receive and consider decision notices received from Buckinghamshire Council since the last meeting of the Committee.

Yours sincerely,

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

Bill Richards
Town Clerk

Publication Date: 17th June 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, 10th May 2022 at 7.30pm

Present:

Rod McCulloch (Chairman) (RM)
Nick Southworth (CTC) (NS)
Alan Wallwork (Secretary) (AW)
Peter Crabb-Wyke (Treasurer) (PCW)

In Attendance:

Michael Browne (MB)
Jonathan Clover (AVTUG) (JC)
Kieran Coburn (KC)
John Davies (JD)
Janice Gardner (JG)
Philip Kent (PK)
Andrea Polden (AP)
Mike Richards (MRi)
Morag Robertson (MRo)
Brian Wright (BW)

Action

22/25 Apologies for Absence

Apologies were received from Ralph Adam, Mark Brookes, Georgina Lomnitz, Jenny Richardson and Maureen Winders.

22/26 Minutes of the Meeting of 5th April 2022

The Minutes of the Meeting held on 5th April 2022 were approved and signed.

22/27 Matters Arising

- PCW reported that before he could follow up out of date timetables at bus stops etc., he needed Andy Clarke's e-mail address.

AW

22/28 Finance

The Treasurer collected a few more outstanding Annual Subscriptions of £2 from each person present. He reported that we currently have £135.01 at the Bank and that the only known outstanding liabilities amounted to £33, being membership fees for FOMLUC and Railfuture.

JC requested a receipt for AVTUG's membership fee.

PCW

22/29 Federation of Met Line User Committees (FOMLUC)

RM confirmed that there was nothing further to report since the last meeting. During the course of debate, it was agreed that it would be useful to get Nick Dent (TfL) and Andy Clarke) to attend a future meeting if possible.

AW

22/30 Ongoing Met Line Issues

The following issues were discussed:-

- As a regular commuter to Canary Wharf, PK reported that peak service performance and passenger loadings were significantly better post the Covid lockdown restrictions.

- A significant train failure near Kings Cross on 5th May was reported. This had led to passengers at Harrow on the Hill being directed towards alternative services.
- JD reported that earlier in the day, the 16.30 from Finchley Road to Chesham had run on the slow line without stopping at intermediate stations instead of on the fast line. It was suggested that this might be to protect the delicate crossover at North Harrow, which frequently happens in hot weather usually southbound, as noted by KC.
- RM and JG commented that the recent temporary timetable had worked quite well with reliable timekeeping and fast services.
- Ongoing issues were reported, mostly relating to signal failures which would only be addressed in the longer term at the Northern end of the Met Line.
- The Met Line had returned to its normal timetable wef 3rd May.

22/31 Local Bus Services

- NS reported a number of issues relating to local bus services both in the Pond Park area of Chesham and also around Stanley Hill in Amersham. He had raised this with Andy Clarke at Buckinghamshire Council and would keep everyone informed.
- Difficulties were reported with the services along Chartridge Lane. MRo reported that she'd now given up waiting for the 18.05 to Chartridge and had actually been picked up on more than one occasion by a bus driver in his car who recognised her. It was agreed that a reliable service was needed, as otherwise usage would decline quickly.
- PCW reported that some drivers were a bit cavalier with their routes and if they didn't expect any passengers, were known to finish early and go home.
- PCW also reported that the 71/73/77 was now operated as one service.
- Changes in the Carousel Chiltern Hundreds routes were also mentioned by PCW and it was noted that routes 106 and 107 now serve Chalfont Common.
- Route 55 from Amersham to Aylesbury via Stoke Mandeville Hospital was now gone forever.

NS

22/32 TfL Funding Update

JD reminded the Meeting that the current funding deal with Central Government runs out on 24th June. The asset replacement budget was cut to ensure that safety and other budgets were fully funded, but there will be no further SFA installations for now. The intention was to balance the overall budget by March 2023.

Footfall was still well down on all public transport generally, partially due to ongoing Covid fears and partially due to office workers wholly or partly continuing to work from home.

22/33 Met Line Incident

AW drew attention to an incident on 15th April in which a worker was hit by a train near Chalfont & Latimer. The RAIB was investigating, although it was now understood that the worker involved wasn't seriously injured and was discharged from hospital fairly quickly.

22/34 Membership of Railfuture

It had come to the attention of AW that the Group's membership of Railfuture had lapsed and it was agreed that it should be renewed.

PCW

22/35 Any Other Business

- The Bank Branch of the Northern Line re-opens on 16th May.
- The central section of the Elizabeth Line (formerly Crossrail) opens on 24th May.
- AW mentioned that the Trade Unions had advised that staff cuts were expected to be announced shortly and that affected Met Line stations would likely be in the Pinner and Amersham area. The proposals were similar to those announced in 2015 for single staffing at all stations. Staff would be balloted with a view to strike action.
- JD reported that stations were often unmanned due to non-availability of staff. This had been noticed both at Chalfont & Latimer and Chorleywood.
- JC indicated that Wendover, Stoke Mandeville and Aylesbury Vale Parkway were often unmanned for long periods too.
- The café at Wendover had recently closed, as had the one at Princes Risborough, some time previously.
- JD also reported instances where youngsters both at Uxbridge and Eastcote had been very helpful to him as he is partially sighted.
- JC mentioned an Outreach session for Wendover and the villages, with ideas for more Community buses to serve for example the Thursday market in the town.
- NS indicated that the concept of the Community bus had come up at County level, but had not got very far at present.
- JC mentioned that one of his colleagues on AVTUG had obtained a grant of £500 towards its work which he thought might be a useful precedent for this Group. However, RM pointed out that as a designated Town Partner of Chesham, CTC already generously provided the use of a room in the Town Hall free of charge for our Meetings, which did away with the need for a financial contribution.
- Finally, JC indicated that there was nothing in South Bucks like Chesham TUG and he was therefore unsure how James Loader at County level would establish a forum for transport issues going forward to benefit the whole of Buckinghamshire.

22/36 Date of Next Meeting

Tuesday 21st June 2022 at Chesham Town Hall, at 7.30pm.

Signature

Chairman

Initials

Neighbourhood Plan Working Party Meeting – 30th May 2022

Held at the Town Hall at 5.30pm

Present: Cllrs Nick Southworth (NS), Cllr Alan Bacon (AB), Jane MacBean (JM), Joseph Baum (JB)

Kathryn Graves (KG) – Policy and Projects Officer

Neil Homer (NH) – O'Neill Homer

Apologies were received from: Cllr Simon Booth, Bill Richards and Tony Marmo.

1. NOTES OF 25TH APRIL MEETING

There were no comments on these notes.

2. POLICY CONTEXT

(i) Chiltern Beechwoods Special Area of Conservation

Buckinghamshire Council has adopted an interim position that includes an exclusion zone of 500m from the edge of Ashridge Commons and Woods SSSI. This hiatus on construction in Chesham is expected to last for at least a year. JM will ask for an update from David Waker at Buckinghamshire Council.

Action: Jane

NH said that the CNP will need a specific policy to implement the beechwoods mitigation strategy. This will likely require a financial contribution from developers, which will make developing brownfield more challenging. The Environment Team will need to investigate whether local mitigation might be possible, such as extending a local area of beechwood, to avoid burdening marginal sites with additional costs.

JM will approach the Bucks and Milton Keynes NEP and BBOWT to see if they can help identify options for this aspect of the CNP.

Action: Jane

(ii) Buckinghamshire Local Plan

No new update.

(iii) Chesham Regeneration Strategy

JM has a meeting with Shabnam Ali (Head of Local Economic Growth, Bucks Council) tomorrow.

(iv) Levelling Up and Regeneration Bill

The Bill will give recognition to the equal weighting that neighbourhood plans have to local plans.

3. DEVELOPMENT TEAM

NS, NH and KG met with some of the Create Streets team today and looked at one of their consultation tools. We have scheduled a walkabout with Create Streets in Chesham on the

8th June. NS will send highways data to Create Streets; they have a track record of working to 'restitch' settlements that are split by major roads.

Action: Nick

4. COMMUNICATIONS TEAM

It was noted that there is consultation fatigue in the community and we need to be smart about how we make the forthcoming consultations engaging with a consistent CNP brand. There is still a need to differentiate between the CNP and the Masterplan for some residents.

JM will ask Kalpesh Patel if we can place boards in the windows of Chittendens in The Broadway.

Action: Jane

It was agreed to create four informative boards for display in July:

- What is the CNP?
- Feedback from the informal consultation
- Regeneration
- Create Streets

The Communications Team will need to meet with Create Streets. JM will ask Shabnam Ali for some copy for the regeneration panel and will talk to YourChesham about the inclusion of four pages in the July YourChesham edition (deadline mid-June). The possibility of a four-page leaflet that could be placed in High Street premises was also discussed.

Action: Jane

It was noted that these communications activities will require some budget.

A press release has been sent to the Bucks Free Press about the high level of consultation engagement and the awarding of the £200k grant for NDOs. KG will distribute the press release further. NH will send the release to Create Streets to initiate a discussion on consultation and JM will share it with Shabnam Ali at Bucks.

Action: Kathryn, Neil & Jane

5. ENVIRONMENT TEAM

Arup have been commissioned to create a Local Cycling and Walking Improvement Plan, with £20k from the local Community Board and £15k from the Town Council. They are aware that this work needs to slot in with the CNP timetable, and is expected to take 6 to 9 months. Having an LCWIP will enable access to active travel funding to deliver infrastructure. JM will forward a document on the LCWIP to NH.

Action: Jane

The Environment Team will need to give further consideration to the concept of 20-Minute Neighbourhoods, which ties into the LCWIP work.

6. ECONOMIC DEVELOPMENT

NH and JM held a meeting with Bucks Business First. NH has produced an Economic Development Note and asked everyone to provide feedback to him by lunchtime on Thursday so that he can send the note on to Philippa Batting at BBF.

Action: All

It was felt that there was a lack of data about employment in Chesham. JM will ask Shabnam Ali about the potential for some work to be done on this by the Chesham Regeneration Group, and whether the town council could put in additional funding to help broaden its scope to cover a wider area than the town centre. JB will provide the details of Smart Growth Analytics to JM and NH.

Action: Jane & Joseph

KG will extract the survey responses concerning employment, so that these can be sent to Philippa Batting.

Action: Kathryn

7. PROJECT PLAN

The meeting considered the project plan.

8. DATE OF NEXT MEETING

27th June – 5.30pm at the Town Hall.

The meeting closed at 7.30pm.

CHESHAM TOWN COUNCIL PLANNING APPLICATIONS 27TH JUNE 2022

1) PL/22/1209/FA [REDACTED] 58 Sunnyside Road Chesham TOWNSEND

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

2) PL/22/1426/FA [REDACTED] 14 Wey Lane Chesham ST MARY'S

Description: Single storey rear extension and alterations to existing outbuildings.

3) PL/22/1565/FA [REDACTED] 359 Waterside Chesham WATERSIDE

Description: Demolition of dwelling and erection of detached dwelling served by the existing vehicular access points.

4) PL/22/1606/FA [REDACTED] Dolphins, 22 Tylers Hill Road Chesham TOWNSEND

Description: Garden room extension to rear to replace existing conservatory (on similar footprint)

5) PL/22/1626/FA [REDACTED] Douglas Mc Minn Centre, East Street Chesham ST MARY'S

Description: Conversion of first floor to 3 residential flats and changes to windows.

6) PL/22/1738/FA [REDACTED] 95 Church Street Chesham ST MARY'S

Description: Single storey side extension.

7) PL/22/1717/FA [REDACTED] Croft Meadow, Land Between Moor Rd.& Railway Chesham WATERSIDE

Description: Erection of pedestrian bridge to enable improved site access over stream.

8) PL/22/1825/FA [REDACTED] 72 Germain Street Chesham ST MARY'S

Description: Single storey rear infill extension.

CHESHAM TOWN COUNCIL PLANNING APPLICATIONS 27TH JUNE 2022

9)	PL/22/1826/FA	[REDACTED]	72 Germain Street Chesham	ST MARY'S
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Description: Listed Building application for single storey rear infill extension.

10)	PL/22/1653/FA	[REDACTED]	35 Lowndes Avenue Chesham	LOWNDES
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Description: Demolition of existing single storey rear extensions, erection of two storey rear extension linked to extended garage conversion, additional side windows and rooflights, replacement of external doors and windows, replacement of cladding to front, associated landscaping works and extension to vehicular access.

11)	PL/22/1745/FA	[REDACTED]	53 Darvell Drive Chesham	ASHERIDGE VALE
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Description: Two storey side extension and replacement of flat roof to existing rear extension with pitched roof with two rooflights.

12)	PL/22/1759/SA	[REDACTED]	37 Hivings Hill Chesham	ASHERIDGE VALE
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Description: Certificate of Lawfulness for proposed loft conversion with a rear dormer and 2 roof lights to front sloping roof.

13)	PL/22/1763/FA	[REDACTED]	36 Berkeley Avenue Chesham	LOWNDES
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Description: Single storey rear conservatory.

CHESHAM TOWN COUNCIL PLANNING DECISIONS 27TH JUNE 2022

1)	PL/22/0851/HB	[REDACTED]	5 Missenden Road Chesham	ST MARY'S
Description:	Listed Building Consent for installation of demountable flood barriers to doorways (Pednormead End Flood Alleviation Scheme).			
Comments:	The Committee recommends REFUSAL of this application on the grounds of being out of keeping with the existing street scene in a conservation area.			
Decision:	Conditional Consent			
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2)	PL/22/0936/FA	[REDACTED]	25 Chessmount Rise Chesham	WATERSIDE
Description:	External render to all elevations.			
Comments:	The Committee raises its concern that this may be out of keeping with the street scene since the type of cladding proposed has not been made clear.			
Decision:	Conditional Permission			
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3)	PL/22/0894/FA	[REDACTED]	45 and 47 Upper Belmont Road Chesham	RIDGEWAY
Description:	Part two, part single storey rear extension and single storey side extension at no 47 Upper Belmont Road and a single storey side extension at no 45 Upper Belmont Road.			
Comments:	The Committee raises NO OBJECTIONS to this application			
Decision:	Conditional Permission			
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4)	PL/22/0987/FA	[REDACTED]	1 & 2 Shantung Place Chesham	WATERSIDE
Description:	Single storey rear infill extension between both properties and changes to doors and windows.			
Comments:	The Committee raises NO OBJECTIONS to this application			
Decision:	Conditional Permission			
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5)	PL/22/1002/HB	[REDACTED]	58 Germain Street Chesham	ST MARY'S
Description:	Listed building consent for installation of demountable flood barriers to doorways (Pednormead End Flood Alleviation Scheme).			
Comments:	The Committee recommends REFUSAL of this application on the grounds of being out of keeping with the existing street scene in a conservation area. The Committee also raises its concern on the narrowness of the adjacent pavement and resulting public safety concerns.			
Decision:	Conditional Consent			
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6)	PL/22/0993/FA	[REDACTED]	273 Chartridge Lane Chesham	LOWNDES
Description:	Erection of a detached garage and demolition of existing carport.			
Comments:	The Committee raises NO OBJECTIONS to this application			
Decision:	Conditional Permission			

CHESHAM TOWN COUNCIL PLANNING DECISIONS 27TH JUNE 2022

7)	PL/22/1287/SA	[REDACTED]	Lee Farm, 123 Botley Road Chesham	TOWNSEND
Description: Certificate of Lawfulness for proposed outbuilding.				
Comments: As a Certificate of Lawfulness, the Committee has no comments to make on this application.				
Decision: Cert of law for proposed dev or use refused				
8)	PL/22/1333/FA	[REDACTED]	68A Lye Green Road Chesham	HILLTOP
Description: Single storey rear extension.				
Comments: The Committee raises NO OBJECTIONS to this application				
Decision: Conditional Permission				
9)	PL/22/1593/TP	[REDACTED]	4 Copse Way Chesham	RIDGEWAY
Description: Oak - Crown reduce by 20% (TPO/2010/001)				
Comments: The Committee has NO OBJECTIONS to this application subject to the comments of the Buckinghamshire Council Tree Officer				
Decision: Conditional Permission				
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.				
Comments: As a Certificate of Lawfulness, the Committee has no comments to make on this application				
Decision: Cert of Law for Proposed dev or use issued				
11)	PL/22/1387/FA	[REDACTED]	176A Chartridge Lane Chesham	LOWNDES
Description: Single storey rear extension.				
Comments: The Committee has NO OBJECTIONS to this application				
Decision: Conditional Permission				
12)	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.				
Comments: The Committee defers to the comments of the Buckinghamshire Council Tree Officer				
Decision: TPO shall not be made				