

CHESHAM TOWN COUNCIL

MINUTES of the meeting of the **DEVELOPMENT CONTROL COMMITTEE**

held on Monday 10th April 2017

PRESENT Councillor N.L. Brown – Vice-Chairman (presiding)

Councillor	A.K. Bacon	Councillor	Mrs J.E. MacBean
"	Miss E. A. Culverhouse	"	R.C. McCulloch
"	M. Fayyaz	"	Mrs D.M. Varley
"	A.W. Franks	"	N. Varley
"	P. J. Hudson	"	F.S. Wilson
"	D.J. Lacey	"	P.W. Yerrell
"	D. MacBean		

Officer: W. Richards - Town Clerk

Apologies for absence were received from Councillors M.W. Shaw, B.R. Whitfield and S.P. Willmoth.

96. **DECLARATIONS OF INTEREST**

Councillor Fayyaz declared a non-pecuniary interest in planning application nos. CH/17/0026/FA and CH/17/0432/FA as he was a friend of the respective applicants and left the Chamber before its consideration thereof.

Councillors Bacon and Fayyaz declared a non-pecuniary interest in planning application no. CH/17/0383/FA as political associates of the applicant and left the Chamber before its consideration thereof.

97. **MINUTES**

It was

RESOLVED

that the Minutes of the meeting of the Development Control Committee held on Monday 20th February 2017 be confirmed and signed by the Chairman as a true record.

Note: Councillor Mrs MacBean arrived at the meeting at 7.35pm and Councillor Varley arrived at the meeting at 7.40pm.

98. **PLANNING APPLICATIONS**

The Committee considered all planning applications received from Chiltern District Council since the last meeting of the Committee and made comments and observations thereon as set out on the attached schedule.

99. **DECISION NOTICES**

The Committee noted the Decision Notices received from Chiltern District Council since the last meeting of the Committee as set out on the attached schedule.

Note: Councillor Lacey left the meeting at 8.10pm

100. **TRAFFIC FLOW MODELLING**

Councillor Bacon reported to the Committee that he had raised this agenda item since he believed the traffic flow through the town was getting worse and was aware that previous amelioration measures proposed by developers, particularly for the A416 and Chartridge Lane had been rejected by the County Council. Moreover, he stated did not believe either the District Council nor County Council had a strategic plan in place to tackle this and the resultant poor air quality, so he proposed that Buckinghamshire County Council be formally approached to produce a Traffic Modelling scheme for the town centre.

Other Members were of the view that the timing was inappropriate since the District Council was currently looking at a Green Belt review as part of the Local Plan and this would include traffic matters. Moreover, it was suggested that such a proposal ought to be considered by the new Chesham Community Interest Company as part of its Master Plan vision. Accordingly it was agreed to defer this idea until the Green Belt review had been concluded and the Community Interest Company's views been received.

101. **APPEAL – 85 VALE ROAD, CHESHAM.**

It was

RESOLVED

that the Committee support the District Council in respect of this Appeal.

102. **HOUSING WHITE PAPER**

The Committee was asked whether it wished to respond to the Government White Paper consultation on Housing which ran until the 3rd May.

Members stated that they believed it pertinent to do so since it may impact upon the District Council's Local Plan and therefore it was

RESOLVED

that after seeking agreement from Members, the Clerk, in liaison with Councillor Wilson, be delegated to submit a response to the Government consultation on the Housing White Paper.

103. **INFORMATION ITEMS**

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

A lengthy discussion took place on the Police's response to a letter sent to them by the Clerk about the Council's use of Mobile Vehicle Activated Signs (MVAS) and the associated data submitted. It was agreed that this should be the topic for further discussion and Members were encouraged to submit comments on community responses to speeding to the Clerk.

104. **CLOSE OF MEETING**

The meeting closed at 8.35pm.

CHAIRMAN

CHESHAM TOWN COUNCIL PLANNING COMMENTS 10 APRIL 2017

1) **CH/2016/2300/SA** **42 Chessbury Rd Chesham** **ST MARY'S**

Description: Application for a Certificate of Lawfulness for a proposed operation relating to a new vehicular access with hardstanding.

The Committee has no comments to make in respect to this application.

2) **CH/2017/0026/FA** **1 Lowndes Avenue Chesham** **LOWNDES**

Description: Proposed one bed bungalow to rear of 1 Lowndes Avenue- amended plans received.

The Committee raises **NO OBJECTIONS** to this application subject to any future development being restricted to a ground floor only.

3) **CH/2017/0300/FA** **Paradigm Housing Group** **Garages at Hodds Wood Road Chesham** **WATERSIDE**

Description: The demolition of 11 single spaced garage units and the construction of six terraced houses.

The Committee recommends **REFUSAL** of this application on the grounds of overdevelopment: result in the loss of a valued green space and the loss of parking for the existing development. Moreover it notes the possible loss of an important wildlife habitat.

4) **CH/2017/0312/FA** **43 Ashfield Road Chesham** **HILLTOP**

Description: Single storey side/front/rear extension with rear dormer and accommodation in roof space, fencing, and the widening of an existing vehicular access(Retrospective).

The Committee notes that the extension with its rear dormer adds to the bulk and is visually intrusive but is aware that the recent change in planning legislation may mean this could be now deemed as permitted development.

5) **CH/2017/0340/EU** **11 King Street Chesham** **ST MARY'S**

Description: Application for a Certificate of Lawfulness for a proposed operation relating to a single storey rear extension.

The Committee has no comments to make in respect to this application.

6) **CH/2017/0342/SA** **48 Sunnyside Road Chesham** **TOWNSEND**

Description: Application for a Certificate of Lawfulness for a proposed operation relating to a rear dormer structure and front rooflight to facilitate habitable accommodation in roofspace.

The Committee has no comments to make in respect to this application.

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7) **CH/2017/0383/FA** **38 Stanley Avenue Chesham** **LOWNDES**

Description: Single storey rear extension.

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

8) **CH/2017/0384/VRC** **Gullett and Sons Ltd** **Chess Business Park, Moor Road Chesham** **WATERSIDE**

Description: Variation of Condition 6 of Planning permission CH/2005/1685/FA to enable Units 17-19 (Formerly Units 17-22) to be used for General Industrial (Use Class B2) and Storage and Distribution(Use Class B8) purposes.

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

9) **CH/2017/0393/FA** **5 Stanley Avenue Chesham** **LOWNDES**

Description: Single storey rear extension.

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

10) **CH/2017/0397/SA** **25 Lowndes Avenue Chesham** **LOWNDES**

Description: Application for a Certificate of Lawfulness for a proposed operation relating to the widening of an existing vehicular access.

The Committee has no comments to make in respect to this application.

11) **CH/2017 0404/FA** **49 West View Chesham** **HILLTOP**

Description: Single storey rear extension.

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

12) **CH/2017/0409/FA** **The Rose and Crown Public House 264 Waterside Chesham** **WATERSIDE**

Description: Demolition of the Rose and Crown Public House, erection of two blocks comprising six flats, cycle store, bin store, with accesses and parking off Springfield Road

The Committee recommends **REFUSAL** of this application on the grounds of overdevelopment; bulk; adversely impacting on the amenity and being out of keeping with the existing street scene; being overlooking to, and resulting in loss of light for, 258 Waterside and there being inadequate parking.

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13) **CH/2017/0412/FA** **27 Alma Road Chesham** **VALE**

Description: Demolition of garaging, subdivision of plot and erection of additional two storey detached dwelling.

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

14) **CH/2017/0413/FA** **59 Upper Belmont Road Chesham** **RIDGEWAY**

Description: Single storey rear extension.

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

15) **CH/2017/0415/FA** **122 Mount Nugent Chesham** **RIDGEWAY**

Description: Single storey side extension.

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

16) **CH/2017/0421/TP** **Teddies Nursery 107 Bois Moor Rd Chesham** **WATERSIDE**

Description: Crown lifting and pruning of side branches of a yew tree- protected by a Tree Preservation Order.

The Committee raises **NO OBJECTIONS** to this application subject to the comment of the District Council's Tree Officer.

17) **CH/2017/0426/FA** **The Fruitful Trading Company Ltd** **22 High Street Chesham** **ST MARY'S**

Description: Change of use of pavement area to front of shop for external seating.

The Committee **WELCOMES** this application.

18) **CH/2017/0429/FA** **13 Marston Close Chesham** **RIDGEWAY**

Description: Single storey rear extension.

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

19) **CH/2017/0432/FA** **109 Asheridge Road Chesham** **ASHERIDGE VALE**

Description: Rear dormer window.

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

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20) **CH/2017/0437/FA** **35 High Street Chesham** **ST MARY'S**

Description: Conversion of loft space into a residential flat, external alterations including front and rear rooflights.

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

21) **CH/2017/0439/FA** **54-56 Germain Street Chesham** **ST MARY'S**

Description: Single storey rear/side extension.

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

22) **CH/2017/0447/FA** **1 Crossway Chesham** **TOWNSEND**

Description: Part single ,part two storey, part first floor front and side extensions, two storey rear extension, increased roof ridge height with replacement roof, front and rear rooflights to facilitate habitable accommodation in roofspace.

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

23) **CH/2017/0480/FA** **9 Berkeley Avenue Chesham** **LOWNDES**

Description: Erection of a dwelling on land to rear of No.9 Berkeley Avenue, associated access drive and parking.

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.

24) **CH/2017/0515/SA** **187 Great Hivings Chesham** **RIDGEWAY**

Description: Application for a Certificate of Lawfulness for a proposed operation relating to the construction of a rear dormer structure, three rooflights to front elevation to facilitate habitable accommodation in roofspace.

The Committee has no comments to make in respect to this application.

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25) CH/2017/0547/OA

6 Abbots Place Chesham

VALE

Description: Outline application for the erection of two dwellings (matters to be considered at this stage: access and layout).

The Committee recommends **REFUSAL** of this application on the grounds of there being inadequate room for vehicles to turn and the lack of adequate parking, likely to be exacerbated by the removal of parking for adjoining properties. Moreover, the Committee would question the measurements of the parking bays as to whether four cars could actually be safely accommodated and would ask that this be checked.
