

Chesham Town Council

Bill Richards
Town Clerk



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2 June 2017

Dear Councillor,

I hereby give notice of a meeting of the **PLANNING COMMITTEE** to be held in the Council Chamber, The Town Hall, Chesham, on

MONDAY 12 JUNE 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 Development Control Committee held on 22nd May 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. Parking Review Update.
7. Information items.

Yours sincerely,

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

Bill Richards
Town Clerk

Publication Date: 2nd JUNE 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 12 JUNE 2017

1)	CH/2017/0723/SA	24 Culverhouse Way Chesham	NEWTOWN
Description:	Application for a Certificate of Lawfulness for a proposed operation relating to the erection of a rear garden office building.		
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2)	CH/2017/0788/FA	81-85 Broad Street Chesham	TOWNSEND
Description:	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.		
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3)	CH/2017/0791/FA	56 Severalls Avenue Chesham	NEWTOWN *
Description:	Single storey rear infill extension, widening of the existing dormer over existing outrigger to extend habitable accommodation in roof space.		
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4)	CH/2017/0806/FA	22 Marston Close Chesham	RIDGEWAY *
Description:	Single storey side/ rear extension , two single storey bay windows to front.		
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5)	CH/2017/0877/DM	18 Station Rd Chesham	ST MARYS
Description:	Part of the existing ground floor extension, at the rear of the property , is to be demolished.		
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6)	CH/2017/0719/FA	Chess Castle, 112 Latimer Road Chesham	WATERSIDE *
Description:	Construction of timber outbuilding(log summerhouse).		
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7)	CH/2017/0818/FA	34 Vale Road Chesham	VALE *
Description:	Creation of new vehicular access and associated hardstanding.		
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8)	CH/2017/0832/FA	Mr Eisenstein Nashleigh Court 188 Severalls Avenue Chesham	NEWTOWN *
Description:	Change of use of upper floor from office (Use Class B1) to a single residential apartment (Use Class C3).		
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CHESHAM TOWN COUNCIL PLANNING APPLICATIONS 12 JUNE 2017

9) CH/2017/0900/FA The Willows 110 Chartridge Lane Chesham LOWNDES *

Description: Replacement of outbuilding (Retrospective)

10) CH/2017/0883/FA 69 Nalders Road Chesham HILLTOP *

Description: Extension to side with roof alterations to include two rear dormer windows to facilitate first floor accommodation.

11) 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.

12) CH/2017/0909/FA 44 Chessmount Rise Chesham WATERSIDE *

Description: Demolition of conservatory and erection of single storey rear extension with pitched roof.

***=DELEGATED TO WARD MEMBERS**

CHESHAM TOWN COUNCIL PLANNING DECISIONS 12 JUNE 2017

1)	CH/2016/1415/FA	Burleigh Properties(Commercial Ltd)	Land at Hill Farm and adj to Milk Hall Barns Chesham	WATERSIDE
Description:	Change of use from agricultural to residential(Use Class 3), demolition of two agricultural buildings and erection of two dwelling houses with detached garages, served by access from Latimer Road.			
Comments:	The Committee accepts the principle of change of use, subject to the application being in adherence to current green belt policy and conforming to laws pertaining to the conversion of a bridleway into an access road.			
Decision:	Withdrawn			
2)	CH/2016/2142/FA	233 Berkhamstead Road	Chesham	NEWTOWN
Description:	Two single storey rear extensions, first floor rear extension, rear dormer with juliet balcony to facilitate habitable accommodation in roofspace, front rooflights and outbuilding to rear of property (Part-Retrospective).			
Comments:	The Committee raises its concern in respect to the buildings constituting overdevelopment.			
Decision:	Refuse Permission with further action			
3)	CH/2017/0341/FA	26 Berkeley Avenue	Chesham	LOWNDES
Description:	Single storey front canopied extension, first floor side extension incorporating extension to hipped roof , rear and side dormers to facilitate habitable accommodation in roofspace.			
Comments:	The Committee has no comments to make in respect to this application.			
Decision:	Refuse Permission			
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).			
Comments:	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 that this could now be deemed as permitted development.			
Decision:	Conditional Permission			
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.			
Comments:	The Committee has no comments to make in respect to this application.			
Decision:	Cert. of law Proposed dev or use issued.			

CHESHAM TOWN COUNCIL PLANNING DECISIONS 12 JUNE 2017

6)	CH/2017/0383/FA	38 Stanley Avenue Chesham	LOWNDES
Description: Single storey rear extension.			
Comments: The Committee raises NO OBJECTIONS to this application.			
Decision: Conditional Permission			
7)	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.			
Comments: The Committee has no comments to make in respect to this application.			
Decision: Cert. of law Proposed dev or use issued.			
8)	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).			
Comments: The Committee recommends REFUSAL of this application on the grounds of there being inadequate room for vehicles to turn and the lack of inadequate parking, likely to be exacerbated by the removal of parking for adjoining properties.			
Decision: Refuse Permission.			
9)	CH/2017/0505/FA	78 Gladstone Road Chesham	TOWNSEND
Description: Vehicular access and hardstanding for two cars.			
Comments: The Committee WELCOMES this application as it will help alleviate the on-street parking problem in the area and will not exacerbate any speeding issues.			
Decision: Refuse Permission.			
10)	CH/2017/0563/HB	The Barn, Pednormead End Chesham	ST MARY'S
Description: Increase to boundary wall height.			
Comments: The Committee raises NO OBJECTIONS to this application, subject to the comments of the Historic Buildings Officer.			
Decision: Conditional consent			
11)	CH/2017/0603/FA	136 Botley Road Chesham	TOWNSEND
Description: Single storey rear extension incorporating conversion of garage to habitable accommodation, rear roof extension and front dormer to facilitate habitable accommodation in roof space, extension of existing hardstanding to front.			
Comments: The Committee raises NO OBJECTIONS to this application.			
Decision: Conditional Permission			

CHESHAM TOWN COUNCIL PLANNING DECISIONS 12 JUNE 2017

12)	CH/2017/0608/FA	Land and building east of Gordon Road Chesham	WATERSIDE
Description:	Change of use of workshop to an independent dwelling(Use Class C3), replacement roof with dormer to accommodate first floor living space, external alterations.		
Comments:	The Committee recommends REFUSAL of this application due to inadequate access; lack of amenity space and an area to store waste bins and being overdevelopment.		
Decision:	Refuse Permission.		

13)	CH/2017/0609/FA	55 Codmore Crescent Chesham	HILLTOP
Description:	Single storey front side extension incorporating roof extension (amendment to planning permission CH/2016/0909/FA		
Comments:	The Committee raises NO OBJECTIONS to this application.		
Decision:	Conditional Permission		

14)	CH/2017/0612/FA	56 Vale Road Chesham	VALE
Description:	Dormer window to front roof slope.		
Comments:	The Committee raises NO OBJECTIONS to this application.		
Decision:	Conditional Permission		

15)	CH/2017/0613/SA	56 Vale Road Chesham	VALE
Description:	Application for a Certificate of Lawfulness for a proposed operation relating to a rear dormer structure.		
Comments:	The Committee has no additional information in respect to this application		
Decision:	Cert. of law Proposed dev or use issued.		

AGENDA ITEM NO : 6 – PARKING REVIEW UPDATE

Reporting Officer: Bill Richards (01494583824)

Summary

1. To receive Buckinghamshire County Council's final proposals for the Parking Review following its formal consultation and to endorse the Parking Review Working Party's comments thereof.

Background Information

2. The Local Plan Working Group met to discuss this on the 25th May 2017 and the notes of the meeting are duly **attached**.

Financial Implications

3. At the Policy and Resources Committee meeting of the 26th September 2016, the Committee agreed a contribution of £20,000 (Min. No. 24). A further £6,517 is now requested.

Strategic Objectives

4. Accords with the Council's strategic objective 4 - *'To consult with and represent the views and wishes of the citizens of Chesham'*.

Equality Act Implications

5. Non applicable.

Detailed Consideration

6. As can be seen from the notes of the Parking Review Working Party, the County Council has now completed its legal requirements in respect to Formal Consultation. The final proposals are listed in the notes along with the Working Party's comments. The Committee is also reminded that the Traffic Regulation Order would also include the re-designation of Bank Holidays as Sunday hours.
7. In respect to the financial contribution, as previously reported at the Policy and Resources Committee, BCC/TfB provided a revised budget of **£52,416**. Of this figure, £19,500 has already been funded through the Local Area Forum to complete earlier informal consultation which left £32,916. From this shortfall, a further £20,000 funding was approved by the Committee. In respect to the remaining shortfall of £12,916, the Council was hopeful that it could be found within other Buckinghamshire County Council budgets but, in the end, the Local Area Forum agreed to contributing half the remaining deficit on the understanding the Town Council matched it. Effectively therefore the costs of the Parking Review are being split more or less equally between the County Council and the Town Council.
8. Members will be aware of the length of time the Parking Review has taken, so are no doubt keen not to see any further delays. The Committee is asked therefore to accept

the recommendations of the review without amendment and agree (subject to there being no objections from the Members of the new Finance Committee delegated to consider the end of year accounts and who are meeting on the 14th June) a further financial contribution of £6,517 to the scheme.

Recommendation

- 1. That the Parking Review final proposals be endorsed and agreed.**
- 2. That a further financial contribution of £6,517 be agreed for the scheme.**



Bill Richards
Town Clerk

NOTES OF THE PARKING REVIEW WORKING PARTY 25.5.17

10.30AM

Town Hall

PRESENT: Cllrs Bacon, Brown, Miss Culverhouse and Mrs MacBean – Chesham Town Council.

Bill Richards – Town Clerk.

Keith Burns, Sian Thomas and Sarah Reid – BCC Parking Team.

Apologies for Absence were received from Cllr Hudson (CTC) and Alistair Turk (BCC).

1. FORMAL CONSULTATION

The BCC Parking team went through the Formal Consultation responses and proposals thereof and sought the Parking Working Party's views accordingly.

- **Alma Road**

Proposal - extension of existing No Waiting at Any Time.

Working Party's comments – *'Noted not in original scheme. Recommend drop proposal.'*

Alexander Street & Severalls Avenue

Proposal - Time Change, No Waiting Mon-Sat 8am-6pm

Working Party's comments – *'Agreed and potentially support a Permit Scheme in Phase 2'*

- **Bellingdon Road**

Proposal - Extension of No Waiting at Any Time to outside Mosque. Time change to No Waiting Mon-Sat 8am-6pm

Working Party's comments – *'The petition against the changes were noted but was not felt to be beneficial for all nor entirely reflect the whole residents' views and the double yellow line extension should be supported. Agreed that the benefits of the one hour reduction in no waiting time should be highlighted as a positive.'*

- **Berkhampstead Road**

Proposal - Time Change, No Waiting Mon-Sat 8am-6pm

Working Party's comments – *'Agree with proposal'*.

- **Cameron Road**

Proposal - Day Change, No Waiting Mon-Sat 8am-6pm

Working Party's comments – *'Noted not in original scheme. Understand the rationale for bringing into line with countywide times but prefer to see it remain Mon-Fri.'*

- **Chartridge Lane & Park Road**

Proposal -Time Change, No Waiting Mon-Sat 8am-6pm. Any residents that back on to Stanley Avenue will be included within the permit scheme. Parking on Chartridge Lane to be reviewed in Phase two for Pay &Display and Permit Parking

Working Party's comments – *'Proposals supported'*

- **Stanley Avenue, Lindo Close, Webb Close & Upper Meadow**

Proposal - Permit Holders Only Mon-Fri 8am-6pm

Working Party's comments – *'Initially Working Party had recommended '1 hour no parking' daytime for Webb Close but if residents happy with Permits then agreed to support'*

- **Treachers Close & Wesley Hill**

Proposal - Permit Holders Only Mon-Fri 8am-6pm & No Waiting at Any Time. Current 1 hour waiting bay will remain.

Working Party's comments – *'Proposals supported'*

- **Chessmount Rise, Hill Farm Road, Latimer Road & Pheasant Rise**

Proposal - No Waiting at Any Time as junction protection.

Working Party's comments – *'Noted not in original scheme. Proposals supported as a highway safety issue'*

- **Waterside**

Proposal - No Waiting at Any Time

Working Party's comments – *'Noted not in original scheme. Working Party oppose this. Believe loss of parking will be detrimental to residents; shops and the Bagnall Centre without solving traffic issues.'*

- **Springfield Road**

Proposal - No Waiting at Any Time & 2 Wheel Footway Parking

Working Party's comments – *'Noted not in original scheme. Proposals supported as a highway safety issue'*

- **Eskdale Ave**

Proposal – Time Change, No Waiting Mon - Sat 8am - 6pm. Consider reducing the days and removing the restriction on Saturdays until phase 2. Consider permit holders only in Phase 2. Surrounding permit roads of Eskdale Avenue should not become 24hrs until Eskdale Ave is part of the permit zone as this will leave nowhere for these residents to park in the evening and on weekends.

Working Party's comments – *'Agree to consider Permit parking for phase 2. Possible merit in deleting Saturday restrictions. Noted that further consultation on this may be required but working party keen not to delay matters further'*.

- **Chilton Road**

Proposal – Time Change, No Waiting Mon-Sat 8am-6pm

Working Party's comments – *'Support the proposal'*

- **Essex Road**

Proposal – Time Change, No Waiting Mon-Sat 8am-6pm. Possibly review in Phase 2 for Permit Holders only.

Working Party's comments - *'Support the proposal'*

- **Fullers Hill and Fullers Close**

Proposal – Time Change, No Waiting Mon-Sat 8am-6pm

Working Party's comments - *'Support the proposal'*

- **Germain St**

Proposal – Permit Holders Only Mon-Fri 8am-6pm

Working Party's comments - *'Support the proposal'*

- **Broad St and High St**

Proposal – Extension of Taxi Rank

Working Party's comments – *'No need for this minor extension. Enforcement is required on taxis parking on double yellow lines'*

- **Franchise Street, Queens Road, Gladstone Road, Upper Gladstone Road, Albert Road & Victoria Road**

Proposal – Permit Holders Only Mon-Fri 8am-6pm & No Waiting at Any Time

Working Party's comments - *'Support the proposal'*

- **Higham Road**

Proposal – Permit Holders only – 24 hours

Working Party's comments - *'Support the proposal'*

- **Sunnyside Road**

Proposal – Permit Holders only – 24 hours

Working Party's comments - *'Support the proposal. Potentially cut down to one lane if possible with a 'build-out'. Would need bid to LAF'*

- **Townsend Road**

Proposal – Permit Holders Only Mon-Fri 8am-6pm. Provide numerous access protection markings for businesses and driveways

Working Party's comments - *'Support the proposal'*

- **Nutkins Way**

Proposal – No waiting at any time (no change).

Working Party's comments - *'Support the proposal'*

- **Church St**

Proposal – No Waiting Mon-Sat 8am-6pm.

Working Party's comments - *'Support the proposal'*

2. TIMESCALE

Keith Burns provided a proposed timescale (attached) which indicated a 13 week Programme of Works following BCC's 'Key Decision Report Write Up'. From the Town Council's side, Bill Richards said he needed to get approval from the Council at its Planning Committee on the 12th June.

3. FINANCE

Keith Burns advised that the Chesham & Chiltern Villages LAF agreed to allocate a further £6,375 towards the Chesham Town Parking scheme. This allocation is conditional on Chesham Town Council providing contribution funding towards the cost of the scheme. As outlined in a LAF report dated 02.02.2017, the Town Council is to provide £26,517 towards the cost of the scheme. Bill Richards reminded the Working Party had already committed £20k at its Policy and Resources Committee meeting in September. It was agreed to confirm this additional funding at the Planning Committee meeting on the 12th June.

4. PUBLICITY

It was agreed a joint press release between BCC and CTC would be desirable. Cllr Mrs MacBean agreed to draft an appropriate one for consideration.

5. DATE OF NEXT MEETING

To be confirmed

Communities, Health
& Adult Social Care

Jane O'Grady
Director of Public Health
Community Engagement &
Development

Buckinghamshire County Council
Community Engagement & Development
County Hall, Walton Street
Aylesbury, Buckinghamshire HP20 1UA

Telephone 0845 3708090
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Bill Richards
Chesham Town Council
Town Hall
Chesham
Buckinghamshire
HP5 1DS

Date: 05.05.2017
LAF Reference: CCV LAF 17-02
Purchase Order: 6590024356

Dear Bill,

Contribution from Chesham Town Council towards the Chesham Town Parking scheme.

I am pleased to inform you that on 02.02.2017, Chesham & Chiltern Villages LAF agreed to allocate £6,375 towards the Chesham Town Parking scheme. This allocation is conditional on Chesham Town Council providing contribution funding towards the cost of the scheme.

As outlined in the LAF report dated 02.02.2017, Chesham Town Council is to provide £26,517 towards the cost of the scheme.

In order for us to proceed with placing the order for works to be undertaken, confirmation that Chesham Town Council agrees to pay the contribution funding amount of £26,517 is required by e-mail or letter within four weeks from the date of this letter. If the contribution funding is not agreed or if confirmation is not received within the time frame specified, the works order will not be placed and the funding may be reallocated to an alternative project.

Buckinghamshire County Council will invoice Chesham Town Council upon completion of the scheme or at the end of the financial year (March 2018) whichever is sooner. If Chesham Town Council wishes to be invoiced before these dates, please do not hesitate to get in touch.

Further to the conditions outlined above, this contribution is also subject to the below terms and conditions:

- a) The LAF's financial contribution may only be used for the purposes agreed by the LAF and detailed in the submissions held by Buckinghamshire County Council. Any variations must be agreed by the Service Director before any changes are made.



- b) The financial contribution from Buckinghamshire County Council should be acknowledged on all publicity, with the full name of Buckinghamshire County Council used in text and the County Council logo on printed material (supplied on request). Where appropriate plaques must also be attached to the equipment/project funded (this will be supplied).
- c) If the final cost of the scheme is less than the original budget estimate, any underspend will be shared between your organisation and the County Council proportionately to the amount of funding provided by each party.

Please acknowledge acceptance of this funding offer and confirm the agreement to the contribution funding and associated Terms and Conditions by e-mail or letter within four weeks of the date of this letter.

If you have any queries please feel free to contact me.

Yours sincerely,

Paul Hodson

Area Manager
Community Engagement and Development
Buckinghamshire County Council
County Hall,
Walton Street,
Aylesbury
HP20 1UA

CHESHAM TOWN COUNCIL

INFORMATION SHEET FOR COUNCILLORS TO THE DEVELOPMENT CONTROL MEETING OF THE 12th JUNE 2017

List 1 of 2017/18

1. Appeal – 85 Vale Road , Chesham - CH/2016/1264/FA

The Proposal was: Subdivision of dwelling to create two apartments, single storey rear extension, two rear dormer windows and front rooflights to facilitate habitable accommodation in roofspace, new vehicular access and parking area to rear off Abbots Vale.

The above appeal by the Planning Inspectorate in Bristol **was dismissed.**

2. Prior Notification Application - CH/2017/0899/PNE) – 2 Nor Jo Ann Villas, Moor Road, Chesham, Buckinghamshire, HP5 1SA.

Prior notification of proposed single storey rear extension; depth extending from the original rear wall of 5 metres, a maximum height of 3.8 metres and a Maximum eaves height of 2.25 metres.