

CHESHAM TOWN COUNCIL

MINUTES of the meeting of the PLANNING COMMITTEE

held on Monday 7th June 2021

PRESENT

Councillor	A.K. Bacon	Councillor	F. Holly
"	J. L. Baum	"	Ms C. A. Hood
"	Q. Chaudhry	"	Mrs J.E. MacBean
"	M. Fayyaz	"	N.T. Southworth

IN ATTENDANCE

Officer: W. Richards – Town Clerk

Councillors S.J. Booth and Miss E.A. Culverhouse.

An apology for absence was received from Councillor U. Hayyat.

1. **ELECTION OF CHAIRMAN AND VICE CHAIRMAN FOR ADMINISTRATIVE YEAR 2021/22**

The Mayor opened the meeting and called for nominations for Chairman of the Planning Working Group.

It was

RESOLVED

that Councillor N.T. Southworth be elected Chairman for the remainder of the Council year.

Note: Councillor Southworth took the Chair.

Councillor Southworth called for nominations for Vice-Chairman of the Planning Working Group.

It was

RESOLVED

that Councillor Ms C.A. Hood be elected Vice-Chairman for the remainder of the Council year.

2. **DECLARATIONS OF INTEREST**

Councillor Fayyaz declared a non-pecuniary interest in planning application PL/21/1320/FA due to a family connection with the applicant and planning applications PL/21/1699/FA, PL/21/1243/VRC and PL/21/1954/FA due to strong connections with the applicants and he left the meeting during their respective consideration.

3. **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.

It was noted that at the Annual Council Meeting, it had been resolved that planning applications comments from this Working Group could be delegated to the Town Clerk for submission to the Planning Authority.

Note: Councillor Chaudhry left the meeting at 7.43pm

4. **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.

5. **APPEAL – GLOBAL INFUSION COURT, PRESTON HILL CHESHAM**

It was agreed that the importance of this site as a significant employment site needed to be strongly highlighted to the Planning Inspector and a letter to that effect be drafted by the Chairman and the Clerk and circulated to the Working Party for approval.

It was

RESOLVED TO RECOMMEND

that the Council support Buckinghamshire Council in respect of this Appeal.

6. **EXCLUSION OF PUBLIC AND THE PRESS**

It was moved by the Chairman and

RESOLVED

that the public and the press be excluded from the following item in accordance with the Public Bodies (Access to Meetings) Act 1960, as matters which are considered to be confidential are about to be discussed.

7. **CHESHAM NEIGHBOURHOOD PLAN UPDATE**

Members considered progress to date on the Chesham Neighbourhood Plan and works still to be undertaken.

It was agreed that the new Council needed to move forward on this as soon as possible and it was proposed that the following Members be agreed as the Neighbourhood Working Party to be ratified by full Council: Councillors Bacon, Baum, Booth, Hayyat, Mrs MacBean and Southworth.

It was

RESOLVED TO RECOMMEND

that the update be noted and the membership of Neighbourhood Plan Working Party be agreed.

8. **INFORMATION ITEM**

The item presented on the Information Sheet was received and noted.

9. **CLOSE OF MEETING**

The meeting closed at 8.38pm.

CHAIRMAN

CHESHAM TOWN COUNCIL PLANNING COMMENTS 7TH JUNE 2021

1) PL/21/1321/SA [REDACTED] 6 Waller Way Chesham NEWTOWN

Description: Certificate of Lawfulness for proposed garage conversion to a living space.

The Committee has no additional information on this application.

2) PL/21/1284/SA [REDACTED] 78 Woodley Hill Chesham WATERSIDE

Description: Certificate of Lawfulness for proposed front porch and conversion of garage to living space.

The Committee notes that this application has already been determined.

3) PL/21/1346/FA [REDACTED] 49 Germain Street Chesham ST MARY'S

Description: New window opening to side elevation.

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

4) PL/21/1412/FA [REDACTED] 103 The Broadway Chesham ST MARY'S

Description: Removal of signage, replacement of cash machine with window and replacement of night safe with brick infill.

The Committee notes that this application has already been determined.

5) PL/21/1415/FA [REDACTED] 13 Poles Hill Chesham ASHERIDGE VALE

Description: Proposed single storey rear extension, raised terrace area and front porch.

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

6) PL/21/1114/FA [REDACTED] 99 Lynton Road Chesham VALE

Description: Covered porch to the front elevation.

The Committee recommends **REFUSAL** of this application on the grounds of being out of keeping with the existing street scene.

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7)	PL/21/1466/FA		220 Vale Road Chesham	VALE
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Description: Part single, part two storey side and single storey rear extension, front porch extension, increased patio and landscaping to rear.

The Committee notes that this application has already been determined.

8)	PL/21/1263/FA		Lee Farm House, 147 Botley Road Chesham	TOWNSEND
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Description: Single storey rear extension to create attached annexe, demolish side porch and erect new side porch, new rear porch, changes to rear windows and door, external repairs including repairs to roof, interior modifications conversion of existing outbuilding into summer room with a change from flat to pitched roof and changes to windows and doors, external landscaping works, swimming pool and plant room.

The Committee **WELCOMES** the modernisation of the site but would wish to see it conditional on additional landscaping and tree replacement above the minimum requirement and measures in place to ameliorate any noise issues emanating from the plant room.

9)	PL/21/1264/HB		Lee Farm House, 147 Botley Road Chesham	TOWNSEND
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Description: Listed building consent for single storey rear extension to create attached annexe, demolish side porch and erect new side porch, new rear porch, changes to rear windows and door, interior modifications, addition of internal secondary glazing, widening and relocation of doorways and demolition of internal walls and ceiling, external repairs including repairs to roof, conversion of existing outbuilding into summer room with a change from flat to pitched roof, external landscaping works, swimming pool and plant room.

The Committee **WELCOMES** the modernisation of the site subject to the comments of the Historic Buildings Officer but would wish to see it conditional on additional landscaping and tree replacement above the minimum requirement and measures in place to ameliorate any noise issues emanating from the plant room.

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10)	PL/21/1345/FA	[REDACTED]	20 Cheyne Walk Chesham	TOWNSEND
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Description: Demolition of existing garage and side extension, two storey side, part two, part single storey rear extension, single storey front extension with bay window and porch, loft conversion with a rear dormer, roof lights and sun tunnels to the front and rear elevations, erection of outbuilding to rear garden and a new vehicular access.

The Committee raises its concern that the rendering may be out-of-keeping with the existing street scene; potentially overlooking to numbers 18 and 22; over-intensification and over-shadowing and excessive height.

11)	PL/21/1374/FA	[REDACTED]	OS Field 0065 (Meadow Croft Farm) Chesham	ST MARY'S
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Description: Conversion of existing agricultural building into a residential dwelling, served by a new vehicular access and altered driveway.

The Committee raises its concern on the necessity and suitability of the access road in an area of Green Belt and AONB and believe that a detailed report on this would be welcome. Moreover, the Committee is of the view that the planning authority needs to be assured that the design of the building is suitably sensitive for the location.

12)	PL/21/1507/FA	[REDACTED]	32A High Street Chesham	ST MARY'S
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Description: Change of use to mixed use (Sui Generis/Use class E retail)

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

13)	PL/21/1139/FA	[REDACTED]	Flat 1, Chartridge Hill House Chesham	LOWNDES
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Description: Demolition of existing garages and erection of new double garage.

The Committee recommends **REFUSAL** of this application on the grounds of over-intensification; excessive height; potential over-looking and loss of amenity. Moreover, if approved, the Committee would wish to see it conditional on the removal of Permitted Development conversion rights.

14)	PL/21/1193/FA	[REDACTED]	Land Adjoining 76 Lye Green Road Chesham	HILLTOP
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Description: Erection of 2 detached dwellings and related landscaping works.

The Committee recommends **REFUSAL** of this application on the grounds of over-intensification and over-development; being overlooking with the proposed Juliette balcony on the 3rd floor; failure to meet the minimum car-parking provision and concerns that the width of the access does not comply with the minimum 4.8m standard and robustness of the vision splay. Additionally, the Committee would wish to see that the landscaping vegetation and loss of trees was fully addressed by additional replacements to ensure no loss of amenity.

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15) **PL/21/1649/FA** [REDACTED] **95 Upper Belmont Road Chesham** **RIDGEWAY**

Description: Demolition of porch and erection of single storey front extension.

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

16) **PL/21/1320/FA** [REDACTED] **The Motoring Team House, Amersham Road Chesham** **ST MARY'S**

Description: Construction of new car showroom with office mezzanine on car sales forecourt area.

The Committee recommends **REFUSAL** of this application on the grounds of over-intensification; out of keeping with the existing street scene in view of its proposed modern design and its associated visual impact and excessive bulk and size. Moreover, the Committee questions: the suitability of the access and its effects on the residents in Mineral Lane; the adequate nature of car-parking provision and implications on drainage capacity in a designated floodplain. The Committee also notes that it appears the applicants have appeared to comply with previous planning conditions.

17) **PL/21/1393/FA** [REDACTED] **128 Eskdale Avenue Chesham** **TOWNSEND**

Description: Part two/part single storey rear extension, rear dormer and rear steps.

The Committee raises its concern on possible overlooking from the rear steps and decking.

18) **PL/21/1362/FA** [REDACTED] **1 Bois Moor Road Chesham** **WATERSIDE**

Description: Change of use to Nursery/Day care centre (Use class E(f)) and external alterations including changes to windows and doors, rendering of brickwork, removal of side shutters and new 2 metre high side/rear fence.

The Committee recommends **REFUSAL** of this application on the grounds of suitable drainage in a prime floodplain area; highway safety in terms of access and parking provision. The Committee also questions the accuracy of the submitted plans.

19) **PL/21/1363/AV** [REDACTED] **1 Bois Moor Road Chesham** **WATERSIDE**

Description: Non-illuminated fascia sign.

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

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20) **PL/21/1389/FA** [REDACTED] **Lake House, The Bury, Church Street Chesham** **ST MARY'S**

Description: Single storey front and rear infill extensions, changes to doors and windows, insertion of 3 side rooflights, cladding of exterior and landscaping.

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

21) **PL/21/1624/FA** [REDACTED] **165 Chartridge Lane Chesham** **LOWNDES**

Description: First floor rear infill extension.

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

22) **PL/21/1553/FA** [REDACTED] **Brockhurst Farm, 161 Lye Green Road Chesham** **HILLTOP**

Description: Erection of a timber-clad Garden shed with pitched felt roof and associated concrete base.

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

23) **PL/21/1554/HB** [REDACTED] **Brockhurst Farm, 161 Lye Green Road Chesham** **HILLTOP**

Description: Listed building consent for erection of timber clad garden shed with pitched felt roof and associated concrete base.

The Committee has **NO OBJECTIONS** to this application subject to the comments of the Historic Buildings Officer

24) **PL/21/1699/FA** [REDACTED] **13 Upland Avenue Chesham** **RIDGEWAY**

Description: Retrospective application for an outbuilding in the rear garden.

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

25) **PL/21/1709/FA** [REDACTED] **5 Woodcroft Road Chesham** **NEWTOWN**

Description: Single storey rear extension, single storey front porch, changes to windows and doors, new chimney, cladding and render to external elevations and raised rear terrace with glass balustrade.

The Committee has no comments on this application.

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26) **PL/21/1243/VRC** [REDACTED] **1 Lowndes Avenue Chesham** **LOWNDES**

Description: Variation of condition 7 (approved plans) of planning permission CH/2017/2297/FA (proposed one bed bungalow to rear of 1 Lowndes Avenue) to allow change of roof design.

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

27) **PL/21/1558/FA** [REDACTED] **39 Asheridge Road Chesham** **ASHERIDGE VALE**

Description: Single storey rear extension.

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

28) **PL/21/1795/SA** [REDACTED] **30 The Spinney Chesham** **HILLTOP**

Description: Certificate of lawfulness for proposed conversion of loft space to create living space, addition of rear dormer window, 2 front rooflights and internal alterations.

The Committee has no additional information on this application.

29) **PL/21/1797/FA** [REDACTED] **Former Public Convenience, Berkhamstead Road Chesham** **NEWTOWN**

Description: Construction of three storey office building comprising an office at ground floor level and two residential flats above.

The Committee recommends **REFUSAL** of this application on the grounds of over-development, over-intensification lack of appropriate car-parking provision in a highly congested highway and possible effects on air quality.

30) **PL/21/1804/FA** [REDACTED] **3 Ashfield Road Chesham** **HILLTOP**

Description: Proposed single storey rear infill extension and relocation of principal door to side access (amendment to PL/21/1617/FA)

The Committee has no comments on this application.

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31) **PL/21/1871/SA** [REDACTED] **1F Pond Park Road Chesham** **VALE**

Description: Certificate of Lawfulness for proposed loft conversion to habitable space with roof extension, rear dormer, juliet balcony and new window to side elevation.

While noting the application is for a Certificate of Lawfulness, the Committee raises its concern on potential overlooking.

32) **PL/21/1735/FA** [REDACTED] **The Apple Tree, 2A Goose Acre Chesham** **TOWNSEND**

Description: Part two / part first / part single storey side / rear extension.

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

33) **PL/21/1832/FA** [REDACTED] **20 Chessmount Rise Chesham** **WATERSIDE**

Description: Demolition of existing rear extension and erection of part single storey/part two storey rear extension and front porch.

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

34) **PL/21/1954/FA** [REDACTED] **Little Britain House, Alma Road Chesham** **VALE**

Description: Change of use to motor repair garage with light body work and MOT testing (Use class B2) and 4 new MOT Customer parking spaces.

The Committee recommends **REFUSAL** of this application on the grounds of over intensification; loss of amenity to adjacent properties; and access and parking concerns in a heavily congested area.
