

Chesham Town Council

Bill Richards
Town Clerk



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19th March 2021

Dear Councillor,

Notice is hereby given of a meeting of the PLANNING COMMITTEE to be held remotely in accordance with The Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020, on

MONDAY 29TH MARCH 2021 AT 6.30 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 1st March 2021.
4. 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://www.chiltern.gov.uk/viewplanningapplications>
5. To receive and consider decision notices received from Buckinghamshire Council since the last meeting of the Committee.
6. Information Items.

Yours sincerely,

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

Bill Richards
Town Clerk

Publication Date: 19th March 2021



continued . . .



<u>Councillor Circulation</u>
Councillor Qaser Chaudhry
Councillor Jane MacBean
Councillor Tony Franks
Councillor Noel Brown
Councillor Roderick McCulloch
Councillor Diana Varley
Councillor Alan Bacon
Councillor Nick Southworth
Councillor Joseph Baum

CHESHAM TOWN COUNCIL PLANNING APPLICATIONS 29TH MARCH 2021

1) **PL/21/0735/HB** [REDACTED] **The Toll House, Pednor Road Chesham** **ST MARY'S**

Description: Listed Building Consent for installation of demountable flood barriers to doorways (Pednormead End Flood Alleviation Scheme).

2) **PL/21/0623/HB** [REDACTED] **52 Church Street Chesham** **ST MARY'S**

Description: Listed Building Consent for internal alterations and the installation of a new staircase giving access to the loft space.

3) **PL/21/9739/HB** [REDACTED] **66-68 Germain Street Chesham** **ST MARY'S**

Description: Listed Building Consent for installation of demountable flood barriers to doorways (Pednormead End Flood Alleviation Scheme).

4) **PL/21/0644/FA** [REDACTED] **116 Chartridge Lane Chesham** **LOWNDES**

Description: Conversion of existing garage with new first floor extension above, new detached garage and alterations to existing house including internal changes and rear Juliet balcony.

5) **PL/21/079/KA** [REDACTED] **Watermeadow House, Watermedow Chesham** **ST MARY'S**

Description: Sycamore T1 - Prune back to previous cuts maximum of 2-3m (Chesham Conservation Area).

6) **PL/21/0736/HB** [REDACTED] **115 Church Street Chesham** **ST MARY'S**

Description: Listed building consent for installation of demountable flood barriers to doorways and window (Pednormead End Flood Alleviation Scheme).

7) **PL/21/0737/HB** [REDACTED] **4 Pednormead End Chesham** **ST MARY'S**

Description: Listed Building Consent for installation of demountable flood barriers to doorways (Pednormead End Flood Alleviation Scheme).

8) **PL/21/0738/HB** [REDACTED] **106 Church Street Chesham** **ST MARY'S**

Description: Listed Building Consent for installation of demountable flood barriers to doorways (Pednormead End Flood Alleviation Scheme).

CHESHAM TOWN COUNCIL PLANNING APPLICATIONS 29TH MARCH 2021

9) **PL/21/0730/VRC** [REDACTED] **Lords Mill, Moor Road Chesham** **WATERSIDE**

Description: Variation of condition 7(Highways signage and lining); 8 (New Access); 11(Widening and access); 12 (Fish Pass) and 13(Archaeology) of application CH/2017/1843/FA (The restoration and refurbishment of the grade 11 listed building with the removal of later additions to the rear to facilitate the conversion of the existing buildings into six residential dwellings and a B1 office suite, creation of a new vehicular access from Moor Road with associated car parking, courtyard and soft landscaping) to allow for commencement of remedial work.

10) **PL/21/0857/VRC** [REDACTED] **Lords Mill, Moor Road Chesham** **WATERSIDE**

Description: Variation of condition 7 (Windows and glazed entrance screens) of application CH/2017/1844/HB (The restoration and refurbishment of the grade 11 listed building with the removal of later accretions to the rear to facilitate the conversion of the existing buildings into 6 no. residential dwellings and B1 office suite. New vehicular access from Moor Road, along with car parking, courtyard and soft landscaping.) to allow for commencement of remedial work.

11) **PL/21/0744/OA** [REDACTED] **and adjoining 8 Hampden Avenue Chesham** **LOWNDES**

Description: Outline application for erection of three detached houses and garages, all matters reserved. Renewal of approval CH/2018/0375/OA.

12) **PL/21/0783/FA** [REDACTED] **118 Chartridge Lane Chesham** **LOWNDES**

Description: Part two storey, part single storey, rear extension, first floor side extension, remodelling of roof with addition of 3 rear dormers and 1 side rooflight, remodelling of front porch, changes to doors and windows and removal of chimneys.

13) **PL/20/4129/FA** [REDACTED] **85 Broad Street Chesham** **TOWNSEND**

Description: Installation of a commercial vent/flue and decking in front of the shop (retrospective).

14) **PL/21/0751/FA** [REDACTED] **9 Harding Road Chesham** **TOWNSEND**

Description: Proposed single storey rear extension with raised patio area, first floor front infill extension, front porch, additional windows to front elevation.

CHESHAM TOWN COUNCIL PLANNING APPLICATIONS 29TH MARCH 2021

15) PL/21/0938/KA [REDACTED] The Drawing Room, Frances Yard Chesham ST MARY'S

Description: Reduction of a sycamore by up to 50% (Chesham Conservation Area).

16) PL/21/0840/FA [REDACTED] 6 Pulpit Close Chesham LOWNDES

Description: Two storey side and single storey rear extensions.

17) PL/21/0847/FA [REDACTED] 65 Alyward Gardens Chesham LOWNDES

Description: Single storey side/rear extension.

18) PL/21/0853/FA [REDACTED] 63 Lowndes Avenue Chesham LOWNDES

Description: Part two storey, part single storey rear extension, new roof over existing single storey side extension and additional windows to side elevations.






19) PL/21/0905/FA [REDACTED] 112 Berkeley Avenue Chesham LOWNDES

Description: Single storey rear extension and change to window.

20) PL/21/0943/FA [REDACTED] 18 Lowndes Avenue Chesham LOWNDES

Description: Extension of existing vehicular access.

CHESHAM TOWN COUNCIL PLANNING DECISIONS 29TH MARCH 2021

1)	PL/20/2668/FA		22 Wey Lane Chesham	ST MARY'S
Description:	Outbuilding.			
Comments:	While the Committee has no general comments on the application, it does welcome the proposed green roof.			
Decision:	Conditional Permission			
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2)	PL/20/3420/FA		Land rear of 280 Bellingdon Road Chesham	LOWNDES
Description:	Change of use of land for the storage of motor vehicles, siting of 22 self storage shipping containers and conversion of existing shed to office/workshop.			
Comments:	The Committee recommends REFUSAL of this application on the grounds of over-intensification and the shipping containers being out of keeping with the existing street scene. The Committee note the lack of a Highways report but would highlight the problems of parking and access in the area. Moreover, the Committee notes the Environmental Health's observations on the evidence of contamination on the site and thus raises its concerns on this matter as well. The Committee would also wish to be assured that any resurfacing would be of a permeable material.			
Decision:	Conditional Permission			
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3)	PL/20/3878/FA		59-61 The Broadway Chesham	ST MARY'S
Description:	Change of use to Sui Generis (nail salon).			
Comments:	The Committee has NO OBJECTIONS to this application in planning terms, it does note the possible environmental health issues raised by Environmental Health officers and also is sympathetic to neighbouring businesses who have raised concerns on the proliferation of such salons and the effect on general retail vitality in the town centre.			
Decision:	Conditional Permission			
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4)	PL/20/4360/FA		13 Belmont Road Chesham	RIDGEWAY
Description:	Single storey rear extension, Garden room with patio.			
Comments:	The Committee has no comments on this application subject to the Planning Officer having no concerns with the design.			
Decision:	Conditional Permission			
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5)	PL/20/4290/DE		Land South of Woodley Hill Chesham	WATERSIDE
Description:	Approval of reserved matters following outline approval PL/19/1882/OA for the erection of a pair of semi-detached dwellings with parking (matters to be considered: access, appearance, landscaping, layout and scale)			
Comments:	The Committee has NO OBJECTIONS to this application.			
Decision:	Conditional Approval			

CHESHAM TOWN COUNCIL PLANNING DECISIONS 29TH MARCH 2021

6)	PL/20/4449/FA	[REDACTED]	29 High Street Chesham	ST MARY'S
Description: Change of use to mixed-use (Use class A1 and Sui Generis (tattoo studio)).				
Comments: The Committee has no comments on this application but raises its concern on the possible loss of a retail outlet and issues pertaining to external illumination and signage.				
Decision: Conditional Permission				
7)	PL/20/4238/FA	[REDACTED]	White House, Lycrome Road Chesham	NEWTOWN
Description: Single storey side extension and front boundary wall.				
Comments: The Committee has NO OBJECTIONS to this application.				
Decision: Conditional Permission				
8)	PL/20/4239/HB	[REDACTED]	White House, Lycrome Road Chesham	NEWTOWN
Description: Listed building consent for single storey side extension and front boundary wall.				
Comments: The Committee has NO OBJECTIONS to this application.				
Decision: Conditional Consent				
9)	PL/20/4070/FA	[REDACTED]	1 Albert Road Chesham	TOWNSEND
Description: Demolition of existing detached dwelling and construction of 5 flats with basement parking.				
Comments: The Committee recommends REFUSAL of this application on the grounds of as being out of keeping with the existing street scene; inadequate access; over-intensification of the site and being overlooking to residents in Gladstone Court and Gladstone Road. It also raises concerns on the adequacy of the parking provision.				
Decision: Refuse Permission				
10)	PL/20/4198/FA	[REDACTED]	152 High Street Chesham	ST MARY'S
Description: New flat in loft space, 4 front rooflights, 2 rear rooflights and 2 side rooflights.				
Comments: The Committee recommends REFUSAL of this application on the grounds of rooflights being deemed as being out of keeping with the existing street scene in a Conservation Area.				
Decision: Conditional Permission				
11)	PL/20/4366/FA	[REDACTED]	93 Church Street Chesham	ST MARY'S
Description: Part two storey, part single storey rear extension, single storey rear infill extension to existing garage with partial conversion to living space, widening of existing hardstanding including part demolition of existing front brick wall and side garden wa				
Comments: The Committee has NO OBJECTIONS to this application				
Decision: Conditional Permission				

CHESHAM TOWN COUNCIL PLANNING DECISIONS 29TH MARCH 2021

12) **PL/21/0002/TP** [REDACTED] **14 Barnes Avenue Chesham** **TOWNSEND**

Description: Lime (T1) pollard overgrowth (CDC TPO 26 of 1998).

Comments: The Committee defers to the comments of the Buckinghamshire Council (East) Tree Officer.

Decision: Conditional Permission

13) **PL/21/0013/FA** [REDACTED] **106 Sunnyside Road Chesham** **TOWNSEND**

Description: Conversion of garage into living space, replacing garage door with window and pitched roof canopy over front door.

Comments: The Committee defers to the comments of the Buckinghamshire Council (East) Tree Officer.

Decision: Conditional Permission

14) **PL/21/0113/KA** [REDACTED] **2 King Street Chesham** **ST MARY'S**

Description: Sycamore x 1 - Fell (Chesham Conservation Area).

Comments: The Committee defers to the comments of the Buckinghamshire Council (East) Tree Officer on the necessity of the felling but would wish to see a mature tree planted as a replacement if this occurs.

Decision: TPO shall not be made

15) **PL/21/0090/TP** [REDACTED] **104 Lynton Road Chesham** **VALE**

Description: T1 - Beech - crown reduction by 2-4m (TPO 77 of 1948).

Comments: The Committee defers to the comments of the Buckinghamshire Council (East) Tree Officer.

Decision: Conditional Permission

16) **PL/21/0199/SA** [REDACTED] **18 Chestnut Avenue Chesham** **HILLTOP**

Description: Certificate of Lawfulness for proposed single storey rear extension.

Comments: The Committee has no additional information in respect to this application.

Decision: Cert of Law for proposed dev/use refused

17) **PL/21/0203/FA** [REDACTED] **26 Ridgeway Road Chesham** **RIDGEWAY**

Description: Erection of an outbuilding to the rear of the garden.

Comments: The Committee has no comments on this application.

Decision: Conditional Permission

CHESHAM TOWN COUNCIL PLANNING DECISIONS 29TH MARCH 2021

18)	PL/21/0233/SA		11 Four Oaks Chesham	RIDGEWAY
Description: Certificate of Lawfulness for proposed Loft conversion with rear dormer and two rooflights to front and a window to side elevation.				
Comments: The Committee raises its concern in respect of possible overlooking.				
Decision: Cert of law proposed dev or used issued				
19)	PL/20/4327/FA		23 Missenden Road Chesham	ST MARY'S
Description: Replacement windows and side door.				
Comments: The Committee has NO OBJECTIONS to this application.				
Decision: Conditional Permission				
20)	PL/21/0079/FA		112 Broad Street Chesham	TOWNSEND
Description: Replacement of shopfront with new door and windows.				
Comments: The Committee notes that this application has already been determined.				
Decision: Conditional Permission				
21)	PL/21/0161/FA		8 Delmeade Road Chesham	ST MARY'S
Description: Demolition of rear projection and erection of single storey rear extension.				
Comments: The Committee raises its concern in respect of being overlooking and possible loss of privacy.				
Decision: Conditional Permission				
22)	PL/21/0187/PNE		112 Berkeley Avenue Chesham	LOWNDES
Description: Notification under The Town and Country Planning (General Permitted Development) Order 2015, Part 1 of Schedule 2 Class A for: single storey rear extension (depth extending from the original rear wall of 6.0 metres, maximum height 3.0 metres, eaves height				
Comments: The Committee notes that the application falls under General Permitted Development but would refer the Planning Authority to the Committee's comments for Planning Application PL/21/0432/SA (No 27 below).				
Decision: Prior Approval not required				
23)	PL/21/0215/TP Mr Barber		LOWNDES	
Description: T1 Hornbeam - Crownback to previous points. Lower screening growth reduce as for the rest of the tree. TPO/2000/004 TPO/2000/006.				
Comments: The Committee defers to the comments of the Buckinghamshire Council (East) Tree Officer.				
Decision: Conditional Permission				

CHESHAM TOWN COUNCIL

INFORMATION SHEET FOR COUNCILLORS TO THE PLANNING COMMITTEE MEETING OF THE 29th MARCH 2021

17. Prior Notification Offices PL/21/0578/PNO

109A High Street. Prior Notification under Class O of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development)(England) Order 2015 – Change of use from office (Use Class B1(a))to one residential units (Use Class C3).

18. Prior Notification Class A1 to A3 retail.

86 Broad Street. Prior Notification under Class C of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 – Change of use from shop (Use Class A1) to restaurant and cafes (Use Class A3).

19. Prior Notification Extension PL/21/0750/PNE.

73 Broad Street. Notification under the Town and Country Planning (General Permitted Development) Order 2015, Schedule 2, Part 1, Class A for : single storey rear extension (depth extending from the original rear wall of 4.16 metres, maximum height 2.95 metres, eaves height 2.95 metres).

20. Prior Notification Offices PL/21/0788/PNO.

Yerrell Carpets, 118-122 Broad Street. Prior Notification under Class O of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development)(England) Order 2015 – Change of use from office (Use Class B1(a))to three residential units (Use Class C3).

21. Prior Notification Offices PL/21/0822/PNO.

Chess House, 34 Germain Street. Prior Notification under Class O of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development)(England) Order 2015 for change of use from office (Use Class B1) to 22 residential units (Use Class C3).

22. Prior Notification Extension PL/21/0932/PNE.

75 Hivings Hill. Notification under the Town and Country Planning (General Permitted Development) Order 2015, Schedule 2, Part 1, Class A for : single storey rear extension

(depth extending from the original rear wall of 4.50 metres, maximum height 3.20 metres, eaves height 3.20 metres).