

CHESHAM TOWN COUNCIL

MINUTES of the meeting of the PLANNING COMMITTEE

held on Monday 4th September 2017

PRESENT: Councillor P.J. Hudson – Vice-Chairman (presiding)

Councillor	A.K. Bacon	Councillor	R.C. McCulloch
"	Miss E.A. Culverhouse	"	Mrs D.M. Varley
"	A.W. Franks		

Officer: W. Richards – Town Clerk.

In attendance: Councillors M.Z. Bhatti MBE, M. Fayyaz and P.W. Yerrell.

Apologies for absence were received from Councillors N.L. Brown, D.J. Lacey and Mrs J.E. MacBean.

40. **DECLARATIONS OF INTEREST**

There were no declarations of interest that were brought to the Vice Chairman's notice.

41. **MINUTES**

It was

RESOLVED

that the Minutes of the meeting of the Planning Committee held on Monday 14th August 2017 be confirmed and signed by the Chairman as a true record.

42. **PLANNING APPLICATIONS**

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

43. **DECISION NOTICES**

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

44. **ASHERIDGE ROAD REDEVELOPMENT**

Members considered matters pertaining to the ongoing redevelopment of Asheridge Road. It was firstly noted that the Buckinghamshire County Council's draft 'Minerals and Waste Local Plan', currently out to consultation, contained a section on 'Secondary Areas of Focus for Waste Management' and in it, one of the recommended sites as Asheridge Road. Councillor Bacon advised the Committee that he had attended one of the County Council's exhibitions on the draft plan and he opined that its officers appeared to be

proposing sites about which little research had been undertaken and it seemed they were unaware of the provisional planning approval given to redevelop the former 90 Asheridge Road site.

It was agreed that the Council should respond to the plan consultation. It was requested that the Clerk highlight the fact that the housing redevelopment taking place following the granting of the provisional planning approval would make the site unsuitable for a waste site in practical terms and, moreover, the difficulties envisaged with increased traffic along Asheridge Road/Bellingdon Road once the new housing had been built and occupied would make any such waste site in that area undesirable. It was also agreed that the Council express its disappointment that no consultation was undertaken directly in Chesham as part of the County Council's exhibitions.

Councillor Fayyaz also raised his concerns on the strong possibility of some land and roads being unadopted at the rear of Asheridge Road towards Hivings Hill. Members agreed that previously unadopted areas in the town had been a problem in terms of maintenance and therefore the Clerk was requested to write to the District Council expressing the Council's concerns.

It was

RESOLVED

1. That the Council responds to the County Council's 'Draft Minerals and Waste Local Plan' consultation in the terms expressed at the meeting.
2. That the Council formally raises a concern to the District Council about the possibility of new roads and land being unadopted by the County Council and/or developer following developments in Asheridge Road.

45. **PROVISION OF SENTINEL CAMERA**

The Clerk advised that the Local Area Forum and the Waterside Community Association had jointly agreed to fund a sentinel speed camera: a device capable of capturing speeds, recording vehicle registration numbers and allowing the police to send warning letters to offenders. However the Buckinghamshire County Council officer overseeing the Local Area Forum had asked whether the Council could make the purchase, for logistical reasons, on the understanding the two funding parties would refund the Council.

While there was disappointment expressed from some Members that the camera could only be operated in daylight hours with volunteers present, it was agreed such a camera would be useful addition in trying to curb speeding and therefore it was

RESOLVED

that the Council agree to purchase a sentinel camera on the understanding that the cost be refunded by other parties.

46. **APPEAL – ROSE AND CROWN PUBLIC HOUSE, CHESHAM.**

It was

RESOLVED

that the Council make no further comments in respect of this Appeal.

47. **INFORMATION ITEMS**

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

39. **CLOSE OF MEETING**

The meeting closed at 7.55pm.

CHAIRMAN

CHESHAM TOWN COUNCIL PLANNING COMMENTS 4 SEPTEMBER 2017

1) **CH/2017/1314/FA** **Offices over 74A The Broadway Chesham** **ST MARY'S**

Description: Change of use of first floor from an accountants office (Use Class A2) to a single residential flat (Use Class C3)

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

2) **CH/2017/1393/FA** **Nashleigh Court 188 Severalls Avenue Chesham** **NEWTOWN**

Description: Conversion of building's "undercroft " to form 2 apartments.

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

3) **CH/2017/1398/FA** **Penrose Cottage Ashley Green Road Chesham** **NEWTOWN**

Description: Single storey rear extension.

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

4) **CH/2017/1404/FA** **21 Larks Rise Chesham** **WATERSIDE**

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

The Committee recommends **REFUSAL** of this application on the grounds of being out of keeping with the existing street scene and loss of privacy to neighbouring properties.

5) **CH/2017/1419/AV** **Neptune** **Solar House, Amersham Road Chesham** **ST MARY'S**

Description: Consent to display internally illuminated fascia signs. Also 4no box signage and 1 logo sign and lettering on west elevation

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

6) **CH/2017/1421/SA** **109 Latimer Road Chesham** **WATERSIDE**

Description: Application for a Certificate of Lawfulness for a proposed operation relating to the erection of a detached ancillary pool/ gym annexe.

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

7) **CH/2017/1423/FA** **121 Berkeley Avenue Chesham** **LOWNDES**

Description: Erection of a detached annexed outbuilding to the rear garden.

The Committee raises its concern on the possibility on the outbuilding becoming a permanent separate dwelling.

8) **CH/2017/1426/FA** **13 Stanley Avenue Chesham** **LOWNDES**

Description: Single storey rear extension.

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

CHESHAM TOWN COUNCIL PLANNING COMMENTS 4 SEPTEMBER 2017

9)	CH/2017/1433/TP	The Lodge, Amersham Road Chesham	ST MARY'S
Description: Felling of a beech tree, crown reduction of an ash tree, removal of small crossing branches from a beech tree and reduction of a branch of a beech tree- all protected by a Tree Preservation Order.			

The Committee defers to the comments of the District Council's Tree Officer.

10)	CH/2017/1436/FA	67 Berkeley Avenue Chesham	LOWNDES
Description: Replacement conservatory, hipped to gabled and roof ridge height extensions with five side dormer windows one rooflight and first floor gable window to facilitate habitable accommodation in the roofspace.			

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

11)	CH/2017/1447/FA	15 Market Square Chesham	ST MARY'S
Description: Change of use of ground floor from (D1 Museum) to A1 shops and A2 financial and professional, additional bedroom incorporated into the "cottage"			

The Committee has no comments on the principle but is aware of land access issues which it hopes will be taken into consideration.

12)	CH/ 2017/1448/FA	9 Stanley Avenue Chesham	LOWNDES
Description: Rear roof extension incorporating rear dormer window and roof lantern to facilitate habitable accommodation in roofspace.			

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

13)	CH/2017/1317/FA	6B Brockhurst Road Chesham	NEWTOWN
Description: Detached dwelling and laying of hardstanding (retrospective) (variation to planning permission CH/2015/0937/FA).			

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

14)	CH/2017/1514/FA	201 Great Hivings Chesham	RIDGEWAY
Description: Single storey front porch extension, infill extension to front living room			

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

15)	CH/2017/1267/FA	77 Goose Acre Chesham	TOWNSEND
Description: Single storey rear conservatory extension.			

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

CHESHAM TOWN COUNCIL PLANNING COMMENTS 4 SEPTEMBER 2017

16)	CH/2017/1377/FA	3 Fryer Close Chesham	WATERSIDE
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Description: Single storey front (Porch) extension.

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

17)	CH/2017/1471/FA	17 Upland Avenue Chesham	RIDGEWAY
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Description: Single storey rear extension to replace conservatory.

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

18)	CH/2017/1477/EU	82 Severalls Avenue Chesham	NEWTOWN
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Description: Application for a Certificate of Lawfulness of Existing Development relating to construction of dormer structure in rear roof slope.

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

19)	CH/2017/1478/FA	27 Kesters Road Chesham	WATERSIDE
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Description: Demolition of existing conservatory and erection of single storey rear (garden room) extension.

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

20)	CH/2017/1484/TP	Chesham Bois Manor Amersham Road Chesham	ST MARY'S
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Description: Felling of five beech trees and reduction of a branch of a beech tree all protected by a Tree Preservation Order.

While the Committee will defer to the comments of the District Council's Tree Officer, it would wish to see the rationale for the removal of such prominent and well-established trees.

21)	CH/2017/1486/FA	Trout Cottage, 3 Cressbed Villas, Holloway Lane Chesham	WATERSIDE
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Description: First floor rear extension, rear rooflight.

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

22)	CH/2017/1511/FA	22 Long Meadow Chesham	VALE
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Description: Single storey side and rear extensions, roof ridge extension incorporating three rear dormers and front rooflights to create first floor accommodation, open porch extension to front, fenestration alterations.

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

CHESHAM TOWN COUNCIL PLANNING COMMENTS 4 SEPTEMBER 2017

23) **CH/2017/1513/SA** **c/o Docwra Property Management Ltd** **306 Berkhamstead Rd Chesham** **NEWTOWN**
Description: Application for a Certificate of Lawfulness for a proposed operation relating to the erection of a rear dormer structure to facilitate habitable accommodation in roofspace.

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

24) **CH/2017/1535/SA** **16 Greenway Chesham** **VALE**
Description: Application for a Certificate of Lawfulness for a proposed operation relating to an extension to the existing dropped kerb.

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

25) **CH/2017/1545/SA** **68 Lowndes Avenue Chesham** **LOWNDES**
Description: Application for a Certificate of Lawfulness for a proposed operation relating to a hipped to gabled roof extension , front rooflight, gable end window and rear dormer to facilitate habitable accommodation in roofspace.

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

26) **CH/2017/1551/FA** **2 Crossway Chesham** **TOWNSEND**
Description: Part single/part two storey front side rear extensions, fenestration alterations.

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

27) **CH/2017/1556/FA** **22 Marston Close Chesham** **RIDGEWAY**
Description: Proposed single storey front bay window.

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

28) **CH/2017/1560/FA** **Wheelhouse Veterinary Centre Ltd** **The Wheelhouse Veterinary Hospital Amersham Road Chesham** **ST. MARY'S**
Description: Roof extension to create additional first floor accommodation.

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

29) **CH/2017/1570/FA** **51 Lowndes Avenue Chesham** **LOWNDES**
Description: Two storey side extension, demolition of existing chimney.

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

CHESHAM TOWN COUNCIL PLANNING COMMENTS 4 SEPTEMBER 2017

30) **CH/2017/1574/FA**

15 Shepherds Way Chesham

WATERSIDE

Description: Single storey side/rear extension ,three front dormers to facilitate habitable accommodation in roof space, front bay window.

The Committee recommends **REFUSAL** of this application on the grounds of being out of keeping with the existing street scene and be overlooking upon, and resulting in loss of privacy for, 13 Shepherds Way.
