

CHESHAM TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE

held on Monday 1st March 2021

PRESENT Councillor N. T. Southworth – Chairman (presiding)

Councillor A.K. Bacon
" J. L. Baum
" N.L. Brown

Councillor Q. Chaudhry
" Mrs J.E. MacBean
" R.C. McCulloch

Officer: W. Richards – Town Clerk

An apology for absence was received from Councillor A.W. Franks.

68. **DECLARATIONS OF INTEREST**

Councillor Southworth declared a possible pecuniary interest in Planning Application PL/21/0343/SA in light of his professional work and, accordingly, relinquished the Chair to the Vice-Chairman and took no part in the discussions when this application was under consideration.

Councillor Brown declared a non-pecuniary interest in Planning Application PL/21/0465/VRC due to the proximity of the application to his property to the treeline under consideration.

69. **MINUTES**

It was

RESOLVED

that the Minutes of the meeting of the Planning Committee held on Monday 1st February 2021 be confirmed as a true record.

70. **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.

In respect to Planning Application PL/21/0343/SA, the Clerk was asked write to the Planning Officers to express the view that this application ought to be part of a full planning application rather than a certificate of lawfulness and there was rather concern on this been an increasing example of ‘development by stealth’.

Note Councillor Bacon left the meeting at 7.30pm and Councillor Baum left the meeting at 7.35pm

71. **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.

72. **CLOSE OF MEETING**

The meeting closed at 7.50pm.

CHAIRMAN

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

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

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

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

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

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

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

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

The Committee has no comments on this application.

4) PL/21/0233/SA [REDACTED] 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.

The Committee raises its concern in respect of possible overlooking.

5) PL/20/4327/FA [REDACTED] 23 Missenden Road Chesham ST MARY'S

Description: Replacement windows and side door.

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

6) PL/21/0079/FA [REDACTED] 112 Broad Street Chesham TOWNSEND

Description: Replacement of shopfront with new door and windows.

The Committee notes that this application has already been determined.

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7) **PL/21/0161/FA** [REDACTED] **8 Delmeade Road Chesham** **ST MARY'S**

Description: Demolition of rear projection and erection of single storey rear extension.

The Committee raises its concern in respect of being overlooking and possible loss of privacy.

8) **PL/21/0051/FA** [REDACTED] **8 Sheer Croft Chesham** **LOWNDES**

Description: Loft conversion with 3 dormer windows, 1 rear and 2 either side, front roof lights and single storey rear extension.

The Committee would wish to see any planning approval conditional on the installation of non-opening windows with obscured glass.

9) **PL/21/0187/PNE** [REDACTED] **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 2.7 metres).

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).

10) **PL/21/0215/TP** [REDACTED] **3 Hunters Close Chesham** **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.

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

11) **PL/20/4399/FA** [REDACTED] **4 Lansdowne Road Chesham** **VALE**

Description: Single storey rear and front extensions, and reducing level of front garden to create new drive with vehicular access to front.

The Committee has no comments on this application.

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12) PL/21/0069/FA [REDACTED] 5 Pond Park Road Chesham VALE

Description: Part single/part two storey side extension, single storey front and rear extensions, loft conversion with rear dormer window and 2 front rooflights.

The Committee raises its concern in respect of bulk and that the provision of an extra bedroom will require additional parking space.

13) PL/21/0137/FA [REDACTED] 194 Great Hivings Chesham RIDGEWAY

Description: Formation of vehicular access.

The Committee **WELCOMES** the application to relieve pressures on on-street parking.

14) PL/21/0264/FA [REDACTED] 24 Culverhouse Way Chesham NEWTOWN

Description: Single storey side/rear extension and part conversion of garage to living space.

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

15) PL/21/0343/SA [REDACTED] 75 Lye Green Road Chesham HILLTOP

Description: Certificate of Lawfulness to allow for the construction of a detached dwelling approved by PL/20/3970/VRC with a road layout approved by PL/20/1214/VRC.

The Committee recommends **REFUSAL** of this application as overdevelopment and intensification of an already overcrowded site and would suggest that this requires a full Planning Application rather than a Certificate of Lawfulness.

16) PL/21/0335/FA [REDACTED] 6 Meadow Close Chesham RIDGEWAY

Description: Two storey side, single storey rear and single storey front extensions.

The Committee has no comments on this application.

17) PL/20/4301/AV [REDACTED] 18 High Street Chesham ST MARY'S

Description: 1 internally illuminated fascia sign and 1 projecting internally illuminated sign.

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

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18) **PL/20/4306/HB** [REDACTED] **18 High Street Chesham** **ST MARY'S**

Description: Listed Building Consent for 1 internally illuminated fascia sign and 1 projecting internally illuminated sign.

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

19) **PL/21/0162/FA** [REDACTED] **132-152 Broad Street Chesham** **TOWNSEND**

Description: Installation of cash machine, new door, bollards, new camera and light associated structures.

The Committee recommends **REFUSAL** of this application due to the lack of rear parking and the likely impact on highway safety and traffic with likely short term on-street parking on a busy highway in an Air Quality Management Zone. Moreover, there is no precedent for light associated structures in the road and such illumination will adversely affect nearby residents, particularly in flats. The Committee also raise safety and anti-social behaviour concerns and would request Thames Valley Police's comments are taken into consideration.

20) **PL/21/0163/AV** [REDACTED] **132-152 Broad Street Chesham** **TOWNSEND**

Description: Installation of internally illuminated fascia sign, 2 non-illuminated fascia signs and an internally illuminated projecting sign.

The Committee recommends **REFUSAL** of this application due to the adverse effect the illuminated sign would cause for residents above the shop in a road with no such precedent.

21) **PL/21/0247/TP** [REDACTED] **16 Barnes Avenue Chesham** **TOWNSEND**

Description: Re-pollarding Lime Trees - protected by Tree Preservation Order TPO/1988/026

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

22) **PL/21/0363/FA** [REDACTED] **6 Waller Way Chesham** **NEWTOWN**

Description: Single storey rear infill extension, conversion of existing garage to a living space replacing the garage door with a window to match existing.

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

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23) **PL/21/0386/FA** [REDACTED] **220 Vale Road Chesham** **VALE**

Description: Two storey side, part two, part single storey rear extension, front porch extension, increased patio and landscaping to rear.

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

24) **PL/21/0397/FA** [REDACTED] **14 Cestreham Crescent Chesham** **HILLTOP**

Description: Single storey, ground floor, side and rear extension, hip to gable roof extension and rear dormer.

The Committee recommends **REFUSAL** of this application on the grounds of being out of keeping with the existing street scene in a road largely consisting of bungalows and on the grounds of possible overlooking and loss of privacy.

25) **PL/21/0158/FA** [REDACTED] **132-152 Broad Street Chesham** **TOWNSEND**

Description: Removal of existing side fence and gate and installation of plant, enclosure fence and door and 3 air conditioning units and side pole mounted satellite dish.

The Committee recommends **REFUSAL** of this application as it views the air conditioning units constitute an unnecessary proliferation of plant and has concerns on noise and heat increases. Moreover, it believes the plant, air conditioning and the satellite dish are out of keeping with the existing street scene and would question the purpose of the latter for a shop largely selling foodstuffs.

26) **PL/21/0424/FA** [REDACTED] **47 Sunnyside Road Chesham** **TOWNSEND**

Description: Single storey rear extension and relocation of side window.

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

27) **PL/21/0432/SA** [REDACTED] **112 Berkeley Avenue Chesham** **LOWNDES**

Description: Certificate of lawfulness for proposed : Loft extension with 3 front rooflights and rear dormer, porch, conversion of existing storage area to habitable accommodation and outbuilding in rear garden.

The Committee raises its concern in respect of the bulk of the dormer window, the size of the double doors and Juliet balcony. Moreover, it raises its concern on loss of amenity space and possible noise from a gym in the outbuilding. The Committee believes this application should be determined as a full Planning Application.

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28) **PL/21/0098/FA** [REDACTED] **Land at Bunkers Yard, Hivings Hill Chesham** **ASHERIDGE VALE**

Description: Demolition of commercial buildings, erection of 3 terraced houses to the front of the site and 2 terraced houses to the rear vehicular access, parking and landscaping.

While the Committee welcomes the aesthetic design of the three terraced houses to the front, it recommends **REFUSAL** of the application as a whole as it believes the rear terraced houses constitute overdevelopment, potential overlooking and loss of amenity.

29) **PL/21/0006/FA** [REDACTED] **57 Codmore Crescent Chesham** **HILLTOP**

Description: Single storey front/side and rear/side extensions and addition of roof lantern.

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

30) **PL/21/0332/FA** [REDACTED] **15 Partridge Close Chesham** **NEWTOWN**

Description: Proposed replacement conservatory on same footprint.

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

31) **PL/21/0529/FA** [REDACTED] **49 Frances Street Chesham** **NEWTOWN**

Description: Front and rear dormer windows to facilitate a loft conversion.

The Committee raises its concern on the size of the front dormer on the existing street scene.

32) **PL/21/0548/FA** [REDACTED] **7 Windsor Road Chesham** **RIDGEWAY**

Description: Single storey front and side extension.

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

33) **PL/21/0585/FA** [REDACTED] **4 Poplar Close Chesham** **VALE**

Description: Rear dormer window and 4 front rooflights to facilitate a loft conversion, garage conversion with new roof and changes to windows and doors.

The Committee raises its concern on being potentially overlooking to the rear property.

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34) PL/21/0072/FA [REDACTED] 4 Randall Way Chesham WATERSIDE

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

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

35) PL/21/0144/FA [REDACTED] 184 Waterside Chesham WATERSIDE

Description: Single storey side and rear extension.

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

36) PL/21/0465/VRC [REDACTED] Springfield Road Industrial Estate Chesham WATERSIDE

Description: Variation of condition 4 (tree protection) and 11 (landscaping) of PL/2144/VRC which varied planning permission CH/2018/0240/DE (Application for reserved matters following outline planning permission CH/2015/2020/OA for 55 dwellings with associated access, infrastructure and landscaping) to reflect amended tree protection details and landscaping scheme.)

The Committee is seeking clarification on this application and its comments will follow in due course.
