

CESHAM TOWN COUNCIL

MINUTES of the meeting of the PLANNING COMMITTEE

held on Monday 28th March 2022

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

Councillor	A.K. Bacon	Councillor	C.A. Hood
"	Q. Chaudhry	"	J.E. MacBean

IN ATTENDANCE

Cllr J.C. Fulford

Officer: K.A. Graves – Policy & Projects Officer.

Apologies for absence were received from Councillor M. Fayyaz, U. Hayyat and F. Holly.

76. **DECLARATIONS OF INTEREST**

Cllr MacBean declared an interest in PL/22/0677/FA, and took no part in the discussion on this application.

77. **MINUTES**

It was

RESOLVED

that the Minutes of the meeting of the Planning Committee held on Monday 28th February 2022 be confirmed and signed by the Chairman as a true record.

78. **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.

79. **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.

80. **INFORMATION ITEMS**

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

81. **CLOSE OF MEETING**

The meeting closed at 8.14 pm.

CHESHAM TOWN COUNCIL PLANNING APPLICATIONS 28TH MARCH 2022

1) **PL/22/0567/NMA** [REDACTED] **6 The Braid Chesham** **HILLTOP**

Description: Non Material Amendment to planning permission PL/20/3006/FA (Single storey rear/side extension, additional window to side elevation and roof light) to allow for changes to windows.

The committee notes that this application has been decided.

2) **PL/22/0532/FA** [REDACTED] **6 Pulpit Close Chesham** **LOWNDES**

Description: Two storey rear and first floor side extensions and conversion of existing garage to living space.

The committee raises its concern about the loss of light to neighbouring properties, the overbearing and bulky nature of the proposal and the resulting over-intensification of this site.

3) **PL/22/0368/FA** [REDACTED] **5 Pond Park Road Chesham** **VALE**

Description: Single storey front, side and rear extensions, hip to gable loft conversion with rear dormer window and two front rooflights.

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

4) **PL/22/0473/AV** [REDACTED] **The George and Dragon, 14 High Street Chesham** **ST MARY'S**

Description: 4 illuminated and 1 non illuminated fascia signs, 1 illuminated and 1 non illuminated hanging signs, 8 non illuminated hoardings and 2 lanterns.

The committee raises its concern that the revised Heritage Statement, as requested by the Heritage Officer, has not been supplied.

5) **PL/22/0474/HB** [REDACTED] **The George and Dragon, 14 High Street Chesham** **ST MARY'S**

Description: Listed building consent for 4 illuminated and 1 non illuminated fascia signs, 1 illuminated and 1 non illuminated hanging signs, 8 non illuminated hoardings and 2 lanterns.

The committee raises its concern that the revised Heritage Statement, as requested by the Heritage Officer, has not been supplied.

CHESHAM TOWN COUNCIL PLANNING APPLICATIONS 28TH MARCH 2022

6)	PL/22/0562/FA	██████████	102 The Broadway Chesham	ST MARY'S
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Description: Two storey rear extension and first floor rear and side extensions, conversion of property to mixed use development inclusive of Use Class E unit and 4 dwellings, 9 top roof lights, changes to windows and doors and associated bins, cycle provision and rear fencing.

The committee supports the condition requiring the provision of cycle storage, but raises its concern about the lack of information regarding the proposed surface water drainage scheme. Furthermore, the committee is concerned that detailed plans have not been submitted to ensure that the building foundations do not interfere with the Vale Brook culvert.

7)	PL/22/0564/FA	██████████	8 Delmeade Road Chesham	ST MARY'S
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Description: New vehicular access.

The Committee raises **NO OBJECTIONS** to this application, subject to the conditions of the Highways team being met and the vehicular access being of a semi-permeable material.

8)	PL/22/0640/FA	██████████	5 Lye Green Road Chesham	HILLTOP
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Description: Rear roof extension and raising the side roof height in line with the main roof, changes to windows and doors.

The committee recommends **REFUSAL** of this application on the grounds of the loss of amenity and privacy to neighbouring properties, and the bulk and overbearing nature of the development. The committee raises its concerns over the possible loss of obscured glass.

9)	PL/22/0695/FA	██████████	20 Hivings Park Chesham	RIDGEWAY
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Description: Demolition of existing rear extension and erection of single storey rear/side extension.

The committee has no comments to make on this application.

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10) **PL/22/0545/NMA** [REDACTED] **20 Cheyne Walk Chesham** **TOWNSEND**

Description: Non material amendment to planning permission PL/21/1345/FA (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) to allow relocation of manhole and drainage run, additional parking space, changes to materials and internal alteration.

The committee defer to the comments of the Drainage team, and would like to see the vehicular access and parking space made of semi-permeable materials.

11) **PL/22/0636/FA** [REDACTED] **23 Rose Drive Chesham** **WATERSIDE**

Description: Single storey side and rear extension and roof modifications including the addition of roof lights to side elevations.

The committee raises its concern about the potential reduction in the amenity garden space to less than the 15m minimum.

12) **PL/22/0659/FA** [REDACTED] **63 Rose Drive Chesham** **WATERSIDE**

Description: Single storey rear extension.

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

13) **PL/22/0694/SA** [REDACTED] **2 Shantung Place Chesham** **WATERSIDE**

Description: Certificate of Lawfulness for proposed loft conversion with rear dormer windows and 2 rooflights to front elevation..

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

14) **PL/22/0727/SA** [REDACTED] **359 Waterside Chesham** **WATERSIDE**

Description: Certificate of Lawfulness for proposed single storey rear and side extensions.

The committee queries whether this application is suitable for consideration under a Certificate of Lawfulness.

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15) **PL/22/0692/FA** [REDACTED] **The George and Dragon, 14 High Street Chesham** **ST MARY'S**

Description: Erection of Pergola to replace existing marquee, new bar servery within existing storage building, hardstanding and redecoration of rear and side elevations.

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

16) **PL/22/0753/FA** [REDACTED] **Ivy House Farm, Latimer Road Chesham** **WATERSIDE**

Description: Outdoor riding area.

The committee raises its concern over the establishment of a new area of hardstanding in the AONB. Should the application be approved, the committee requests that a condition is applied that the hardstanding must be removed and the land reinstated if the area ceases to be used for riding. The committee also raises its concern about drainage on site.

17) **PL/22/0761/FA** [REDACTED] **17 Harding Road Chesham** **TOWNSEND**

Description: Single storey rear extension incorporating 3 roof lights to rear with garage link, single storey extension and garage conversion, single storey side extensions incorporating 1 front roof light, changes to windows and doors, repositioning of stairs on terrace in rear garden.

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

18) **PL/22/0762/SA** [REDACTED] **17 Harding Road Chesham** **TOWNSEND**

Description: Certificate of lawfulness for proposed 4 side dormer windows.

Whilst noting this is a Certificate of Lawfulness application, the committee recommends **REFUSAL** due to loss of privacy and overlooking.

19) **PL/22/0916/KA** **Devonshire, Bury Farm Courtyard, Pednor Road Chesham** **ST MARY'S**

Description: Ash T1 - Fell, Prunus - cut back to site boundary, (Chesham Conservation Area)

The Committee defers to the comments of the Buckinghamshire Council Tree Officer, but would like to see a condition applied requiring the planting of a replacement tree.

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20) **PL/22/0677/FA** [REDACTED] **18 Benham Close Chesham** **ASHERIDGE VALE**

Description: Loft conversion with 2 front and 3 rear roof lights, new vehicular access, excavation of front parking area with retaining wall and balustrade.

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

21) **PL/22/0696/SA** [REDACTED] **174 Chartridge Lane Chesham** **LOWNDES**

Description: Certificate of lawfulness for proposed single storey side and rear extensions.

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

22) **PL/22/0335/PIP** [REDACTED] **Land at Cresswell Road Chesham** **WATERSIDE**

Description: Application for permission in principle for 2 detached dwellings with driveways and landscaping.

The Committee recommends **REFUSAL** of this application on the grounds of inappropriate Green Belt development; significant impact upon the biodiversity within the area including blocking a wildlife corridor; lack of appropriate drainage; being out of keeping with the existing area; being overbearing and impacting upon the local amenity. Moreover, the Committee raises concern on development within the floodplain and building on a former contaminated landfill site. The committee noted that this site should not be treated as previously developed; there was formerly a temporary permission only on the site.
