

CESHAM TOWN COUNCIL

MINUTES of the meeting of the PLANNING COMMITTEE

held on Monday 28th June 2021

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

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

IN ATTENDANCE

Officer: W. Richards – Town Clerk.

Councillor W. L. Augustus.

An apology for absence was received from Councillor J. L. Baum.

10. **DECLARATIONS OF INTEREST**

Councillor Fayyaz declared a non-pecuniary interest in planning application PL/21/2265/FA due to a previous political connection with the applicant and made no comments on the application.

11. **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.

In respect to Planning Comments and Planning Application PL/21/1320/FA, the Clerk advised he had resubmitted an amended comment to Buckinghamshire Council following a Member highlighting a typographical error.

Note: Councillor Hayyat arrived at the meeting at 7.00pm

12. **DECISION NOTICES**

The Committee noted the Decision Notices received from Buckinghamshire Council since the last meeting of the Planning Working Group as set out on the attached schedule.

There was general disappointment expressed by the Working Group on the granting of

planning permission to various applicants for the installation of demountable floor barriers to doorways in the Conversation Area which this Council had strongly opposed.

13. **INFORMATION ITEM**

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

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

The draft letter composed by the Chairman and the Clerk and circulated to the Working Group for approval before being sent to the Planning Inspector was noted and welcomed.

15. **CLOSE OF MEETING**

The meeting closed at 7.41pm.

CHAIRMAN

CHESHAM TOWN COUNCIL PLANNING COMMENTS 28TH JUNE 2021

1) **PL/21/1768/SA** [REDACTED] **79 Chessmount Rise Chesham** **WATERSIDE**

Description: Certificate of lawfulness for proposed front porch.

The Committee notes that this application has already been determined.

2) **PL/21/1989/FA** [REDACTED] **Chesham United Football Club, Amy Lane Chesham** **ST MARY'S**

Description: Part change of use of existing car park for use in association with storage of vehicles and stationing of office pod (Use class B8)(retrospective)

While supportive of, and understanding the need for the football club to generate additional income as a valuable community facility, the Committee raises its concern on how the cars are to be moved and the impact on the highway thereof.

3) **PL/21/1504/FA** [REDACTED] **17 Greenway Chesham** **VALE**

Description: Proposed side dormer window.

The Committee raises its concern that the dormer window may be overlooking to neighbours.

4) **PL/21/0565/FA** [REDACTED] **The Farmhouse, Lycrome Road Chesham** **NEWTOWN**

Description: Single storey side/rear and first floor side extensions, 4 side dormers and 1 side rooflight, 1 front and 2 rear rooflights and conversion of loft to living space, changes to window and doors and internal alterations.

The Committee raises its concern that the dormer window may be overlooking at the front and would request that obscured glass be considered as a condition if planning permission is granted.

5) **PL/21/1792/FA** [REDACTED] **2 Little Spring Chesham** **VALE**

Description: First floor side extension.

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

CHESHAM TOWN COUNCIL PLANNING COMMENTS 28TH JUNE 2021

6) **PL/21/1921/FA** [REDACTED] **62 Lye Green Road Chesham** **HILLTOP**

Description: Internal and external alterations including first floor rear extension with 2 juliet balconies, attached garage conversion, changes to windows and door, 2 new side windows, driveway access gate and boundary fence.

The Committee raises its concern that the sliding gates will be out of keeping with the existing street scene and will set an unwelcome precedent.

7) **PL/21/2084/FA** [REDACTED] **5 Lye Green Road Chesham** **HILLTOP**

Description: Single storey front and side extensions, front porch, raising of roof to side, front dormer window, 3 front and 2 side rooflights and changes to doors and windows.

The Committee raises its concern that the application will result in being overlooking to neighbours at both front and rear. Moreover, it has concerns over the massing of the roof to the rear, constituting possible over intensification and overdevelopment and the lack of parking.

8) **PL/21/2265/FA** [REDACTED] **35 Nalders Road Chesham** **HILLTOP**

Description: Single storey front extension.

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

9) **PL/21/2273/SA** [REDACTED] **12A Manor Way Chesham** **HILLTOP**

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

The Committee has no additional information on this application.

10) **PL/21/0897/FA** [REDACTED] **Land at 4-6 Broad Street Chesham** **TOWNSEND**

Description: Erection of four storey block containing 10 flats, and boundary railings.

The Committee recommends **REFUSAL** of this application on the grounds of unsatisfactory design; being out of keeping with the existing street scene; over intensification; lack of amenity space; loss of light, being overlooking on, and loss of privacy for, properties on the north side and lack of parking. Moreover, the Committee would wish to see a proper traffic plan relating to the effect this development would have on the nearby busy roundabout.

CHESHAM TOWN COUNCIL PLANNING COMMENTS 28TH JUNE 2021

11) PL/21/2139/FA [REDACTED] 88 Woodley Hill Chesham WATERSIDE

Description: Single storey rear infill extension.

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

12) PL/21/2179/FA [REDACTED] 1 Wey Lane Chesham ST MARY'S

Description: Retention of existing conservatory with changes to window and doors and the replacement of 1st floor window.

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

13) PL/21/2180/HB [REDACTED] 1 Wey Lane Chesham ST MARY'S

Description: Listed Building Consent for the retention of existing conservatory with changes to window and doors and the replacement of 1st floor window.

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

14) PL/21/2226/FA [REDACTED] 93 Latimer Road Chesham WATERSIDE

Description: Two storey side/rear/front extension and two storey rear extension.

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

15) PL/21/2267/FA [REDACTED] 17 Harding Road Chesham TOWNSEND

Description: Part single/part two storey side and rear extensions, garage conversion, additional window to front elevation and porch canopy.

The Committee raises its concerns that the west side dormer will be overlooking upon no. 15.

16) PL/21/2043/FA [REDACTED] 3 Ash Grove Chesham ASHERIDGE VALE

Description: Single storey rear extension and loft conversion with 3 front rooflights and a rear dormer window.

The Committee has no comments on this application.

CHESHAM TOWN COUNCIL PLANNING COMMENTS 28TH JUNE 2021

17)	PL/21/2123/SA	[REDACTED]	240 Chartridge Lane Chesham	LOWNDES
-----	---------------	------------	-----------------------------	---------

Description: Certificate of lawfulness for proposed siting of caravan for ancillary residential use.

While noting this is a Certificate of Lawfulness application, the Committee recommends **REFUSAL** of this application on the grounds of the bulk and mass of the caravan which is not subservient to the house and could constitute backland development. The Committee has significant concerns on its appropriateness and believes it should be subject to a full Planning Application.

18)	PL/21/2205/FA	[REDACTED]	44 Poles Hill Chesham	ASHERIDGE VALE
-----	---------------	------------	-----------------------	----------------

Description: Demolition of existing single storey rear extension and erection of a new single storey rear extension.

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

19)	PL/21/2255/SA	[REDACTED]	112 Berkeley Avenue Chesham	LOWNDES
-----	---------------	------------	-----------------------------	---------

Description: Certificate of lawfulness for proposed front porch extension and roof extension with rear dormer and roof lights to the front elevation.

While noting this is a Certificate of Lawfulness application, the Committee raises its concerns on potential overlooking and loss of privacy.
