

Chesham Town Council

Bill Richards
Town Clerk



Tel: 01494 774842

Fax: 01494 582908

www.chesham.gov.uk

Email: admin@chesham.gov.uk

3rd March 2017

Dear Councillor,

I hereby give notice of a meeting of the **DEVELOPMENT CONTROL COMMITTEE** to be held in the Council Chamber, The Town Hall, Chesham, on

MONDAY 13 MARCH 2017 AT 7.30 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 Committee held on 20th February 2017.
4. To receive and consider planning applications received from the Chiltern District 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 Chiltern District Council's website www.chiltern.gov.uk.**
5. To receive and consider decision notices received from Chiltern District Council since the last meeting of the Committee.
6. Consultation on Town Centre Retail and Leisure Study and CIC Representative.
7. Information items.

Yours sincerely,

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

Bill Richards
Town Clerk

Publication Date: 3rd March 2017.



CHESHAM TOWN COUNCIL PLANNING APPLICATIONS 13 MARCH 2017

1) **CH/2017/0190/FA** **342 Berkhampstead Road Chesham** **NEWTOWN**

Description: Construction of an attached two storey dwelling.

2) **CH/2017/0191/FA** **The Barn, Pednormead End Chesham** **ST MARY'S**

Description: Increase to boundary wall height.

3) **CH/2017/0237/SA** **9 Windsor Road Chesham** **RIDGEWAY**

Description: Application for a Certificate of Lawfulness for a proposed operation relating to the erection of a single storey rear extension.

4) **CH/2017/0245/FA** **Unit 8, The Mead Business Centre 176-178 Berkhampstead Rd Chesham**
NEWTOWN

Description: Change of use from office (Use Class B1) to Assembly and Leisure use (Use Class D2).

5) **Ch/2017/0249/SA** **73 Chartridge Lane Chesham** **LOWNDES**

Description: Application for a Certificate of Lawfulness for a proposed operation relating to a hipped to gable roof extension with rear dormer structure to facilitate habitable accommodation in roofspace.

6) **CH/2017/0254/FA** **14-15 Blackwell Hall Cottage Chesham** **WATERSIDE**

Description: Erection of a single storey detached double garage with closed store.

7) **CH/2017/0261/FA** **8 Garson Grove Chesham** **LOWNDES**

Description: Two storey side single storey front extensions.

8) **CH/2017/0276/FA** **17 Lyndhurst Road Chesham** **RIDGEWAY**

Description: Part single storey, part two storey rear extension.

CHESHAM TOWN COUNCIL PLANNING APPLICATIONS 13 MARCH 2017

16) **CH/2017/0339/FA** **204 Bellingdon Road Chesham**

ASHERIDGE VALE

Description: Part single, part two storey rear extensions.

17) **CH/2017/0341/FA** **26 Berkeley Avenue Chesham**

LOWNDES

Description: Single storey front canopied extension, first floor side extension incorporating extension to hipped roof , rear and side dormers to facilitate habitable accommodation in roofspace.

18) **CH/2017/0343/SA** **142 Bellingdon Road Chesham**

LOWNDES

Description: Application for a Certificate of Lawfulness for a proposed operation relating to the creation of vehicular access to include a dropped kerb.

19) **CH/2017/0349/FA** **10 Garson Grove Chesham**

LOWNDES

Description: Two storey side, single storey rear extensions.

20) **CH/2017/0348/FA** **22 Vale Road Chesham**

VALE

Description: Demolition of existing outbuilding, construction of new outbuilding.

21) **CH/2017/0371/AV** **Broadway Baptist Church 78 The Broadway Chesham**

ST MARY'S

Description: Erection of 1 non illuminated church cross, 1 non illuminated lettered signage.

CHESHAM TOWN COUNCIL PLANNING DECISIONS 13 MARCH 2017

1)	CH/2015/2020/OA	Inland Homes	Springfield Road Industrial Estate Springfield Road Chesham	WATERSIDE
Description: Outline application for up to 62 residential units with associated access infrastructure and landscaping, refurbishment and retention of existing commercial units (Matters of access only to be considered at this stage).				
Comments: The Committee supports the principle of the development but raises its concern on the restricted width of the highway for construction traffic; lack of visibility in respect to the vision splays and no indication that the lost parking spaces will be restored.				
Decision: Defer to approve subject to legal agreement				
2)	CH/2016/2121/FA	1 Chartridge Lane	Chesham	LOWNDES
Description: Redevelopment of site comprising change of use from light industrial (Use Class B1) to residential (Use Class C3), conversion of existing barns to form residential dwelling including side/rear extension and internal alterations, erection of detached dwelling.				
Comments: Meeting Not Quorate				
Decision: Conditional Permission				
3)	CH/2016/2122/HB	1 Chartridge Lane	Chesham	LOWNDES
Description: Redevelopment of site comprising change of use from light industrial (Use Class B1) to residential (Use Class C3), conversion of existing barns to form residential dwelling including side/rear extension and internal alterations, erection of detached dwelling.				
Comments: Meeting Not Quorate				
Decision: Conditional Consent				
4)	CH/2016/1983/FA	23 Asheridge Road	Chesham	ASHERIDGE VALE
Description: Hipped to gabled roof extension to facilitate accommodation in roofspace.				
Comments: The Committee raises NO OBJECTIONS to this application.				
Decision: Conditional Permission				
5)	CH/2016/2230/FA	Visao Ltd.	75 Lye Green Road Chesham	HILLTOP
Description: Redevelopment of site ,erection of three detached houses and one four bay car port with associated parking, amenity space and landscaping.				
Comments: The Committee recommends REFUSAL of this application as the proposed buildings would be visible from Codmore Crescent and would, due to size and height, be visually intrusive within the Codmore Crescent street scene and the small plot sizes will result in a development out of keeping with the area to the detriment of its character and appearance. Moreover, the layout of the site would be overlooking to properties in Codmore Crescent and Lye Green Road.				
Decision: Conditional Permission.				

CHESHAM TOWN COUNCIL PLANNING DECISIONS 13 MARCH 2017

6)	CH/2016/2268/FA	341 Berkhamstead Road Chesham	NEWTOWN
Description:	Single storey rear extension.		
Comments:	The Committee raises NO OBJECTIONS to this application.		
Decision:	Conditional Permission.		
7)	CH/2016/2277/FA	29 Darvell Drive Chesham	ASHERIDGE VALE
Description:	Alterations to rear dormer structure.		
Comments:	The Committee has no comment to make in respect of this application.		
Decision:	Conditional Permission		
8)	CH/2016/2301/FA	9A Market Square Chesham	ST MARY'S
Description:	Change of use of first and second floors and store to rear from financial and professional services (Use Class A2) to dwellinghouses (Use Class C3) to create a 2 bedroom flat , a 1 bedroom flat and a studio flat.		
Comments:	The Committee raises NO OBJECTIONS to this application, subject to the comments of the Historic Buildings Officer.		
Decision:	Conditional Permission		
9)	CH/2016/2302/HB	9A Market Square Chesham	ST MARY'S
Description:	Internal and external alterations to facilitate change of use of first and second floors and store to rear from financial and professional services (Use Class A2) to dwellinghouses (Use Class C3) to create a 2 bedroom flat , a 1 bedroom flat and a studio flat.		
Comments:	The Committee raises NO OBJECTIONS to this application, subject to the comments of the Historic Buildings Officer.		
Decision:	Conditional Consent		
10)	CH/2016/2315/AV	HSBC Bank PLC	17 High Street Chesham
Description:	Replacement non illuminated signage comprising one letters and fascia sign, one projecting roundel sign and one nameplate sign.		
Comments:	The Committee raises NO OBJECTIONS to this application.		
Decision:	Conditional Consent		
11)	CH/2016/2343/FA	102 Chartridge lane Chesham	LOWNDES
Description:	Increased roof ridge height to facilitate conversion of bungalow to two storey dwelling , two storey side rear extension, single storey front infill extension ,conversion porch to open canopy entrance, fenestration alterations.		
Comments:	The Committee raises NO OBJECTIONS to this application.		
Decision:	Conditional Permission		

CHESHAM TOWN COUNCIL PLANNING DECISIONS 13 MARCH 2017

12)	CH/2016/2368/FA	17 Cestreham Crescent Chesham	HILLTOP
Description:	Single storey side extension to replace existing garage.		
Comments:	The Committee raises its concern in respect to the loss of parking.		
Decision:	Conditional Permission		

13)	CH/2016/2373/FA	3 Germain's Close Chesham	ST MARY'S
Description:	Two storey rear extension, conversion of garage into habitable accommodation, new configuration of front porch, fenestration alterations.		
Comments:	The Committee raises NO OBJECTIONS to this application.		
Decision:	Conditional Permission		

14)	CH/2016/2393/FA	12 Lycrome Road Chesham	NEWTOWN
Description:	Single storey front extension.		
Comments:	The Committee raises NO OBJECTIONS to this application.		
Decision:	Conditional Permission		

15)	CH/2017/0009/FA	The Stables, Botley House East Street Chesham	ST MARY'S
Description:	New dormer window to front elevation.		
Comments:	The Committee raises NO OBJECTIONS to this application.		
Decision:	Conditional permission		

16)	CH/2017/0083/KA	6 Missenden Road Chesham	ST MARY'S
Description:	Crown thinning of a birch tree within a Conservation Area.		
Comments:	The Committee raises NO OBJECTIONS to this application, subject to the comments of the District Council's Tree Officer.		
Decision:	TPO shall not be made		

**AGENDA ITEM NO : 6 – CONSULTATION ON TOWN
CENTRE RETAIL AND LEISURE STUDY AND
COMMUNITY INTEREST COMPANY REPRESENTATIVE**

Reporting Officer: Bill Richards (01494583824)

Summary

1. To endorse the response proposed by the Local Plan Working Group to a Chiltern and South Bucks DC request for comments on Chesham Town Centre to help develop a consultant's report on a Retail and Leisure Survey for Chesham Town Centre.

Background Information

2. The Local Plan Working Group met to discuss this on the 27th February 2017 and the notes of the meeting are duly **attached**.

Financial Implications

3. Non applicable.

Strategic Objectives

4. Accords with the Council's strategic objective 2e – '*Promote harmony between commercial and residential requirements, and ensure that initiatives accord with the Council's Environmental Policy*' and 4 - '*To consult with and represent the views and wishes of the citizens of Chesham*'.

Equality Act Implications

5. Non applicable.

Detailed Consideration

6. The following e-mail correspondence was received from a Planning Officer from Chiltern and South Bucks Planning team.

'As you may know, Chiltern and South Bucks Councils are preparing a joint Local Plan. This will contain policies to guide the type, scale and location of new development across the two districts up to the year 2036. As part of this we are looking at our main town and village centres, how they could develop in the future and the issues that the Local Plan could consider. We are looking to define a vision for each main centre and explore what its role should be going forward, improvements needed and development potential.

We have commissioned a Town Centre Retail and Leisure Study from consultants, and this will give us data about future retail needs and some useful contextual information about our centres. Now we are asking for your assistance to bring your local knowledge to help with identifying issues for your centre, your ideas and look at possible development needs and opportunities. The work to be done will provide an

indication of the broad scale of development potential in our main town centres and the issues to be addressed, and will help inform the vision for each centre and any specific policies.

Your council or organisation may have already responded to formal consultations on the Local Plan and if so there is no need to repeat this information; however I would like to give you the additional opportunity to provide specific comments on your local town / village centre. In particular we are asking for your help and input with the following:

- *Endorsement of a SWOT analysis of your centre, taken from the Retail and Leisure Study. Please note that this analysis from our consultants is currently in draft form so there is scope to make changes. It would be helpful if you could indicate whether you agree with the findings and, if not, what you would suggest ought to be changed or any additions.*
- *Your own views on how your centre is performing and how it functions: what it is good at and what it is less good at / what it needs but doesn't currently have / how it serves the needs of local people / any specific issues that you are aware of.*
- *Any information or suggestions you have about possible development sites within or on the edge of your centre. This could be anything from local knowledge about underused areas that could be put to better use, through aspirations you have for your centre, all the way through to fully formed development proposals.*
- *Your thoughts on broad issues raised in feedback from previous Local Plan public consultations. This has told us what people think are significant issues for town and village centres and the main points are shown **below**.*
- *References to any research, consultation results or documents you have which supports the above or can provide further information.'*

7. As can be seen from the notes of the Local Plan Working Group, it was agreed to recommend that a response to the consultation be made.
8. **Attached** is the proposed covering letter and detailed response agreed by the local Plan Working Group which is recommended to be the response from the Council, subject to any amendments proposed by this Committee.
9. Members will also note the discussions on the Community Interest Company at the Local Plan Working Group. It is suggested that the Council provide a Member to represent it as a corporate body. It is proposed therefore that this Committee agrees a representative and substitute for this role so the Council can be fully engaged at the inception of the CIC.

Recommendation

- 1. That the proposed response to the Town Centre consultation as recommended by the Local Plan Working Group be agreed, subject to any amendments the Committee may wish to make.**
- 2. That the Committee nominate a representative and substitute for the Chesham Community Interest Company.**



Bill Richards
Town Clerk

Local Plan Working Party Meeting – 27 February 2017

Held at Chesham Town Council Offices at 14.30

Present: Cllrs Noel Brown (NB), Mohammad Fayyaz (MF), Jane MacBean (JM), Roderick McCulloch and Fred Wilson* (FW) - Chesham Town Council.
Bill Richards (BR) - Town Clerk.
Roger Smith (RS) and Tony Molesworth (TM) - The Chesham Society.
Andy Garnett (AG) - Chiltern Chamber.

In attendance: Cllr Alan Bacon (AB).

(* Agreed substitute at the Development Control Committee of the 15th February 2016 for Cllr Chaudhry.)

1. Minutes of the Last Meeting

The Minutes of the last meeting held on the 9th February 2017 were agreed as a true and correct record and there were no matters arising.

2. Setting Up of a Community Interest Company (CIC) – Next Steps

NB opened the discussion by suggesting that it perhaps would not be appropriate to discuss specific proposed development sites at this meeting if the subsequent Minutes were to be in the public domain. He also thanked BR for his preparatory work that had been required to allow the Development Control Committee to agree to join the proposed Chesham CIC. He now asked what the next steps were in terms of the Council becoming a member.

FW reminded the meeting that the Development Control Committee had agreed to join subject to due diligence, specifically to confirm that:

1. There is no reason why legally the Council may not become a member and/or director.
2. There is no financial risk to the Council.
3. It is not a prerequisite for the Council to transfer any of its physical assets to the CIC.
4. The Memorandum & Articles of Association are consistent with good governance and the strategic objectives of the Council.
5. A Master Plan will be developed that aligns with the relevant principles expressed by the Council in its response to the Local Plan.

In respect to the first three points, legal advice obtained by BR had confirmed there were no issues (financial liability was limited to £1 for the Council). BR confirmed that the draft Memorandum & Articles of Association seemed in line with other CIC ones and did not appear to contradict the Council's Strategic Objectives. TM and RS both agreed that the Master Plan would align with relevant principles expressed by the Council in its response to the Local Plan since the responses from the Council and the Chesham Society to the Local Plan consultation had been broadly the same.

TM advised that some minor revisions to the draft Memorandum & Articles of Association were required and were currently with solicitors acting for the CIC. In order to ensure there was no further delay, BR was authorised to approve the revisions and final draft Memorandum & Articles of Association and to highlight any

areas of concern to the Council in the unlikely case of these arising.

In practical terms, it was suggested that the Council nominate a councillor or officer to be its representative of its corporate membership. At the present time, the CIC had not been officially set up and only an Interim Board of Directors existed.

TM then briefly explained what was happening concurrent to the draft Memorandum & Articles of Association being drawn up. Most notably this included an outline brief circulated to three small companies to quote for delivering the Master Plan as well as ensuring the CIC would be operating through the principles of good governance in terms of procurement and financial probity when formed.

In regard to funding, AG suggested that, in the short-term, the Interim Directors were talking to local businesses for financial support. AG emphasised that it was important that the CIC wasn't reliant on one company's single contribution. The Local Enterprise Partnership (LEP) was still being approached about a significant grant but FW advised that LEPs were generally more minded to fund single projects rather than contributing to initial plan development.

Members of the Chesham Society were then asked about timescales in delivery of the Master Plan. NB suggested that CDC's planning team needed at least some submission on town centre regeneration shortly and certainly by June and raised a slight concern that the CIC might miss this deadline. He added that, while he appreciated that a Master Plan in its entirety would take some time to deliver, he and his Council colleagues would welcome a chance to assess the main constituent parts sooner rather than later, particularly, from his own perspective, the question of parking provision. JM added that as the Master Plan was being delivered, it would be sensible for the CIC Directors to talk to local groups such as the Chesham Water Group in respect to projects due to the general concern on loss of aquifers and potential water shortages.

TM replied that the Master Plan's central concept of joining up the High Street, Lowndes Park and the Conservation Area remained unchanged from earlier presentations and public meetings. RS added that this CIC and Master Plan offered a unique chance to deliver what was, in effect, a Neighbourhood Plan and he hoped all parties would remain committed to that. In respect to timescales, it was acknowledged that the Local Plan was moving forward but RS highlighted that BCC Highways was not intending to respond to the Local Plan until Autumn/Winter 2017. TM also suggested that the CIC needed to ascertain its 'boundaries' in terms of a plan i.e. how far from the Town Centre should it concern itself with.

NB asked whether CDC had confirmed its position as to becoming a member as yet. FW suggested it had been waiting for CTC to state its position first and confirmed that BR had sent off this to CDC's Director of Services. It was also agreed proper dialogue should take place with BCC in terms of its liaison with the CIC and NB agreed to try and ascertain who the best representative at BCC would be.

Note: MF left the meeting at 3.05pm

3. Town Centre Consultation

The Group were advised that CDC had commissioned consultants to undertake a Town Centre Retail and Leisure Study, to provide it with data about future retail needs and some contextual information about local town centres. The Group were informed that CDC was seeking assistance from town and parish councils to bring their local knowledge to help with identifying issues for each centre, and look at possible development needs and opportunities. The work to be done was proposed to provide an indication of the broad scale of development potential and the issues to be addressed, and will help inform the vision for each centre and any specific policies. In particular it was highlighted that CDC was seeking help and input with an endorsement of a SWOT analysis of each centre, taken from the Retail and Leisure Study.

The Chesham SWOT analysis had been previously circulated to the Group along with the Policy and Projects Officer's observations. The Group commended her on her analysis and agreed that these should form the basis of the response along with additional amendments and additions:

- The role of the C.I.C. to be included in the response in delivery.
- Cognisance should be given to the likely growth in the town's population over the next 20 years – up to 3,000 people and 10-20% of existing population.
- In light of the above, whether there is actually good parking provision to be questioned.
- A lack of reference to 'Leisure' in the SWOT to be highlighted.
- Query whether the town had 'good public transport' in respect to bus provision.

It was agreed that BR draw to together a draft response and email around Group for approval and then submit to Development Control Committee for endorsement. AG added it would also be advantageous to get local traders to comment but getting a collective response from them was difficult.

4. Date of Next Meeting

To be confirmed after the Development Control Committee on the 13th March.

Bill Richards
Town Clerk

Bill Richards
Town Clerk



Chesham
TOWN COUNCIL

Mr P. Gill
Senior Planner
Chiltern and South Bucks Councils
Capswood,
Oxford Road,
Denham,
UB9 4LH

Tel: 01494 774842
Fax: 01494 582908
www.chesham.gov.uk
Email: admin@chesham.gov.uk

1st March 2017

Our Ref:

Dear Phillip,

CHESHAM TOWN COUNCIL'S RESPONSE TO TOWN CENTRE RETAIL AND LEISURE STUDY IN RESPECT TO CHESHAM

Thank you for giving Chesham Town Council the opportunity to comment on the above document. Our detailed response is enclosed. We would however like to make the following general observations which we think pertinent to Chesham Town Centre, particularly in light of the development of the Local Plan.

- Chesham is in the process of setting up a Chesham Community Interest Company (of which Chesham Town Council will be a member) to deliver a town centre Master Plan and then help to progress projects forthcoming from there. I do believe it would be highly advantageous for Chiltern & South Bucks DCs to liaise closely with this CIC in regard to town centre development and the production of a vibrant and sustainable plan to this end.
- While the study appears sound in general, we question whether it has sufficiently taken cognisance of the growth of the town in the next 20 years when the town's population is expected to grow by some 10-20%.
- The question of lack of general infrastructure as the town expands has been raised many times by this Council during the Local Plan consultation periods but it is worth stating again that proper infrastructure needs to be in place for the Town Centre as well as all other parts of the Chesham.



Chesham Town Council

continued . . .



- We note the lack of real reference to 'leisure' in what is entitled as a 'Retail and Leisure Study', at least in the SWOT analysis and are disappointed there is no reference to the Elgiva Theatre and the Chesham Moor Gym and Swim Centre, both of which are owned and managed by the Council and which help to bring many people to the town.

We look forward to hearing about developments in due course and please don't hesitate to contact me if you require any further information at this juncture.

Yours sincerely

Bill Richards
Town Clerk

CHESHAM TOWN COUNCIL'S RESPONSE TO TOWN CENTRE RETAIL AND LEISURE STUDY IN RESPECT TO CHESHAM.

Chesham Town Council's comments are in italics

Your own views on how your centre is performing and how it functions: what it is good at and what it is less good at / what it needs but doesn't currently have / how it serves the needs of local people / any specific issues that you are aware of.

- *A good and diverse range of cafes, but limited restaurant offering and very little night time economy.*
- *There is a perception that the town centre is boring, old fashioned and has little to offer young people*
- *The markets are performing well and are well supported by residents.*
- *The two supermarkets cater to the grocery needs of most people.*
- *The range of independent and specialist shops is well appreciated.*
- *Limited offering of clothing shops and chains.*
- *Limited opening of shops on a Sunday means that the town centre tends to be quite quiet.*
- *Perception by some residents that the town centre is poorly lit and unsafe at night/evenings.*
- *Better accessibility needed into shops and along the High Street for people with disabilities/mobility problems.*
- *The length of the High Street means that people tend not to explore its full length. It is very easy for people to visit either of the supermarkets without ever visiting the High Street. Some shop owners who have been here for several years have told us that shoppers have only discovered them recently because they came down to the town for an event.*
- *People appreciate the aesthetics of the flowerbeds and temporary floral displays.*
- *The town centre is hidden from people travelling along St. Mary's Way, who can only see Parsonage Lane Wall and Star Yard car park meaning that we may miss out on passing visitors.*

Any information or suggestions you have about possible development sites within or on the edge of your centre. This could be anything from local knowledge about underused areas that could be put to better use, through aspirations you have for your centre, all the way through to fully formed development proposals.

- *Unit 89 High Street is a very visible eyesore in the centre and needs developing.*
- *Station Road /The Backs site.*
- *An aspiration for the centre would be to enhance its aesthetics and environmental/green space value. There is a project looking at the Vale Brook culvert that runs under the town centre, with one option including daylighting sections of the culvert to provide small, biodiverse areas of green space in this urban setting.*

Your thoughts on broad issues raised in feedback from previous Local Plan public consultations. This has told us what people think are significant issues for town and village centres and the main points are shown below.

Local Plan consultation feedback – general comments about centres

Too many / not enough coffee shops and restaurants

- *People feel that Chesham has too many coffee shops, but they are all well supported and thriving. More restaurants are needed to develop the evening economy.*

Need to preserve and enhance existing community facilities

- *Agreed, includes The Elgiva, Chesham Museum (likely to be relocating off the High Street), library and the Town Hall.*

Inadequate parking for centres and railway stations

- *Chesham is beginning to reach capacity on certain times and periods in its car parks and this needs consideration with the expected population.*

Inadequate infrastructure

- *Vale Brook culvert is in poor condition in locations along the High Street, with risk of collapse/flooding and offering no protection against pollution.*
- *Frequent congestion along St. Mary's Way and associated air pollution.*
- *Flooding risk in Broad Street – SUDS infrastructure required to tackle surface water runoff.*
- *Better lighting needed in the High Street.*
- *High Street electricity supply for markets/events is limited and unreliable.*
- *Poor condition of the High Street pavers and low quality repairs.*

Need for places to meet such as shops, pubs, community centres, churches

- *Agreed, the Council has a policy of opposing planning applications which potentially result in the loss of a community facility.*

Local Plan consultation feedback – comments about specific centres

Chesham: Oversupplied with retail space

- *Seems not to take into account the significant additional housing Chesham is likely to have following delivery of the Local Plan.*

References to any research, consultation results or documents you have which supports the above or can provide further information.

- *As indicated within our covering letter, we would refer you to the current Community Interest Company being set up and its Directors who will be predominantly from the Chesham Society and Chiltern Chamber who have been working with the Council to deliver a Town Centre Master Plan*

Endorsement of a SWOT analysis of your centre, taken from the Retail and Leisure Study (extracts attached). Please note that this analysis from our consultants is currently in draft form so there is scope to make changes. It would be helpful if you could indicate whether you agree with the findings and, if not, what you would suggest ought to be changed or any additions.

Chesham

Strengths:

- There is a very strong convenience offer in the centre.
- Chesham has particularly vibrant markets which *are* well visited.
- The pedestrianised High Street provides a welcoming environment.
- The centre is easy to navigate due to its linear structure and pedestrianisation.
- The mix of independent units complements the national multiples throughout the centre.
- The centre has strong public transport links *though in respect to train*

links to London only.

- *Nearby park allows residents to combine leisure and shopping visits in one.*

Weaknesses:

- *The quality of the frontages outside the main High Street lets the centre down.*
- *Considering it is recognised as the largest centre in the study area there is a fairly limited range of comparison units, particularly in comparison to larger regional centres such as High Wycombe.*
- *Accessibility is a problem for people with mobility problems and disabilities due to the condition of the High Street surface and the layout of the small, older shop units.*
- *The High Street is not compact.*
- *Limited night time economy.*
- *Perception by some residents that the town centre is not safe at night and lighting is poor.*
- *Lack of parking near frontages outside the main High Street.*
- *The locations of the supermarket entrances encourage people to visit these shops without coming into the High Street.*
- *Eyesores at no.89 High Street and along one side of the passage to Waitrose from the High Street.*
- *Lack of visitor accommodation, e.g. a hotel*

Opportunities

- *The vacant pub site to the north of the centre provides the opportunity to accommodate a restaurant/ pub which will help improve night time activity.*
- *Market Square is a suitable venue for outdoor events/activities.*
- *Build on the evening economy.*

Threats:

- *The small footprint of units throughout the centre means larger national multiples may be put off.*
- *Chains are more attracted to the larger nearby regional towns.*
- *The nearby Bovingdon market on Saturday attracts both traders and shoppers away from Chesham*
- *The increasing conversion of upstairs units in the High Street to residential makes the development of a night time economy less likely due to noise complaints.*
- *Empty units in poor condition (e.g. old Chittendens site in The Broadway) may deter traders from coming to Chesham*

CHESHAM TOWN COUNCIL

INFORMATION SHEET FOR COUNCILLORS TO THE DEVELOPMENT CONTROL MEETING OF THE 13th MARCH 2017

List 5 of 2017/18

10. Appeal – Whitethorns Farm, Ashley Green Road , Chesham - CH/2015/1298/FA

The Proposal was: Appeal against without planning permission , the erection of a detached building.

The above appeal by the Planning Inspectorate in Bristol **had a split decision- Appeal allowed on ground (g), deletion of 6 and 7 months and the substitution of 9 months as the periods for compliance - Subject to this variation the enforcement notice is upheld.**

11. Appeal- Chesham Broadway Bowls Club, 12 - 14 Lowndes Avenue, Chesham,- CH/2015/0826/FA

The Proposal was : Erection of two semi- detached dwellings , extended vehicle access road from Lindo Close, associated parking, amenity space and landscaping.

An appeal has been made to the Secretary of State as Chiltern District Council failed to determine the application within the statutory eight week period.

As this appeal is against non-determination, the District Council is not able to issue a formal decision in respect of this application as it no longer has jurisdiction for the determination of this planning application.

The appeal will be determined on the basis of written representations. The procedure to be followed is set out in Part 2 of the Town and Country Planning (Appeals)(Written Representations Procedure)(England) Regulations 2009.

We have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal. At the Development Control meeting of 8th June 2015 , the Town Council made the following comment:

“The Committee raises its concern on the dwellings being overlooking to the bungalow in Lowndes Avenue and access concerns affecting Stanley Avenue and Lindo Close residents.”

If you wish to make comments, or modify/withdraw your previous representation, you can do so on the Planning Portal at "<http://www.planningportal.gov.uk/pcs>" or by emailing West1@pins.gsi.gov.uk.