

**CHESHAM TOWN COUNCIL**

**MINUTES of the meeting of the DEVELOPMENT CONTROL COMMITTEE**

held on Monday 9<sup>th</sup> January 2017

**PRESENT** Councillor B.R. Whitfield – Chairman (presiding)

Councillor	A.K. Bacon	Councillor	P.J. Hudson
"	M.Z. Bhatti MBE	"	D.J. Lacey
"	N.L. Brown	"	R.C. McCulloch
"	Q. Chaudhry	"	M.W. Shaw
"	Miss E. A. Culverhouse	"	S.P. Willmoth
"	M. Fayyaz	"	F.S. Wilson
"	A.W. Franks	"	P.W. Yerrell

Officer: W. Richards - Town Clerk

Apologies for absence were received from Councillors D. MacBean, Mrs J.E. MacBean, Mrs D.M. Varley and N. Varley.

76. **DECLARATIONS OF INTEREST**

Councillor Fayyaz declared a non-pecuniary interest in planning application no. CH/16/2277/FA and CH/16/2015/FA as he was a friend of the applicant respectively and left the Chamber before its consideration thereof.

Councillor Chaudhry declared a pecuniary interest in planning application no. CH/16/2268/FA as he was the owner of the property and left the Chamber before its consideration thereof.

Councillor Shaw declared a non-pecuniary interest in planning application no. CH/16/2268/FA as a friend of the owner and left the Chamber before its consideration thereof.

77. **MINUTES**

It was

**RESOLVED**

that the Minutes of the meeting of the Development Control Committee held on Monday 28<sup>th</sup> November 2016 be confirmed and signed by the Chairman as a true record.

*Note: Councillor Brown arrived at the meeting at 7.35pm and Councillor Yerrell arrived at 7.35pm.*

78. **PLANNING APPLICATIONS**

The Committee considered all planning applications received from Chiltern District Council since the last meeting of the Committee and made comments and observations

thereon as set out on the attached schedule.

*Note: Councillor Miss Culverhouse left at the meeting at 7.55pm*

79. **DECISION NOTICES**

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

80. **INFORMATION ITEMS**

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

Councillor Whitfield also brought Members' attention to the tabled letter he had been sent from agents acting on behalf of the developers for the Asheridge Road site. He noted that the agents were seeking the opportunity to re-present their plans to this Council but opined that this would be of no real benefit. Members agreed and there was a prevailing view that it was unfortunate that the developers had not materially redefined the plans before submission for planning approval in light of the concerns raised by Members when the developers and agents had originally presented to this Committee.

81. **CLOSE OF MEETING**

The meeting closed at 8.20pm.

CHAIRMAN

## CHESHAM TOWN COUNCIL PLANNING COMMENTS - 9 JANUARY 2017

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1) **CH/2016/1983/FA** **23 Asheridge Road Chesham** **ASHERIDGE VALE**

**Description:** Hipped to gabled roof extension to facilitate accommodation in roofspace.

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

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2) **CH/2016/2050/FA** **Land to the west of Hill Farm Road Chesham** **WATERSIDE**

**Description:** 2 x 2 storey, 3 bedroom dwellings on vacant land to the west of Hill Farm Road.

While having no objections to the principle of the plot being redeveloped, the Committee recommends **REFUSAL** of this application due to the inadequate proposed access road and its inability to accommodate waste and emergency vehicles.

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3) **CH/2016/2142/FA** **233 Berkhamstead Road Chesham** **NEWTOWN**

**Description:** Two single storey rear extensions, first floor rear extension, rear dormer with juliet balcony to facilitate habitable accommodation in roofspace, front rooflights and outbuilding to rear of property (Part-Retrospective).

The Committee raises its concern in respect to the buildings constituting overdevelopment.

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4) **CH/2016/2174/FA** **121 Berkeley Avenue Chesham** **LOWNDES**

**Description:** Single storey side extension, single storey side rear extension with first floor rear balcony , erection of decking with glass balustrade to rear, alterations to front porch canopy.

The Committee raises its concern on the balcony and decking being potentially overlooking and resulting in a loss of privacy.

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5) **CH/2016/2192/SA** **27 & 29 Blackhorse Avenue Chesham** **WATERSIDE**

**Description:** Application for a Certificate of Lawfulness for a proposed operation relating to the creation of vehicular accesses and gravel/porous hardstanding at Nos 27 & 29 Blackhorse Avenue.

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

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## CHESHAM TOWN COUNCIL PLANNING COMMENTS - 9 JANUARY 2017

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6) **CH/2016/2217/FA** **5 Lye Green Road Chesham** **HILLTOP**

**Description:** Demolition of existing bungalow and erection of a pair of semi-detached properties , new single point vehicular access and associated hardstanding.

The Committee recommends **REFUSAL** of this application on the grounds of being visually intrusive and overbearing; will have a detrimental effect on the character and appearance of the area and having insufficient parking provision.

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7) **CH/2016/2214/FA** **46 Berkeley Avenue Chesham** **LOWNDES**

**Description:** Single storey front extension, part single/ part two storey side rear extension, single storey rear extension.

The Committee raises **NO OBJECTIONS** to this application but raises a concern that the Juliet balconies may be overlooking.

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8) **CH/2016/2221/SA** **422 Waterside Chesham** **ST MARY'S**

**Description:** Application for a Certificate of Lawfulness for a proposed operation relating to the installation of front and rear rooflights and side roof dormer to facilitate habitable accommodation in roofspace , single storey front extension.

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

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9) **CH/2016/2223/FA** **The Salvation Army Hall Broad Street Chesham** **TOWNSEND**

**Description:** New pitched roof to rear part of building (600mm taller than existing building), alterations to windows , insertion of 15 rooflights and conversion of roof space into two residential flats.

The Committee raises **NO OBJECTIONS** to this application in principle but raises a serious concern on the lack of any parking provision.

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10) **CH/2016/2048/FA** **Hightown Housing Association Bowling Court East Street Chesham** **ST MARY'S**

**Description:** Replacement of electric storage heating system with an air source heat pump system.

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

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11) **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.

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. The access road is unsuitable for waste and emergency vehicles and constitutes a highway safety issue with the substandard visibility onto Lye Green Road. Additionally, the intensification of the use of the access road would result in a greater disturbance and intrusion to the occupants of 73 and 77 Lye Green Road detrimental to their amenity. The Committee would also wish to raise its concern on the lack of tree and ecology reports and possible inaccuracies in the submitted plans from the developers.

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12) **CH/2016/2249/FA** **81-85 Broad Street Chesham** **TOWNSEND**

**Description:** Development works to rear block , consisting of converting the existing vacant workshops at the lower ground level, erection of an infill extension and rear extensions at ground and first floor level to create 6 new residential units (Use Class 3)

While having no objections to the principle of the plot being redeveloped, the Committee raises its concerns on the lack of sufficient parking and overdevelopment. Moreover it notes that the planning application is not completed in parts.

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13) **CH/2016/2253/SA** **4 Hivings Court Hivings Hill Chesham** **ASHERIDGE VALE**

**Description:** Application for a Certificate of Lawfulness for a proposed operation relating to the erection of a rear dormer structure, three front rooflights to facilitate habitable accommodation in roofspace.

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

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14) **CH/2016/2254/FA** **9 Vale Rise Chesham** **VALE**

**Description:** Part two storey , part single storey rear extension.( amendment to planning permission CH/2016/1813/FA).

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

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15)	<b>CH/2016/2264/FA</b>	<b>59 Waterside Chesham</b>	<b>ST MARY'S</b>
<b>Description:</b>	Conversion of dwelling to three flats, including removal of chimney stack, insertion of four side roof dormers and second floor front Juliet balcony , fenestration alterations and widening of existing vehicular access.		
The Committee raises its concern on the lack of sufficient parking and suitability of the access.			
16)	<b>CH/2016/2265/SA</b>	<b>259 Chartridge Lane Chesham</b>	<b>LOWNDES</b>
<b>Description:</b>	Application for a Certificate of Lawfulness for a proposed operation relating to the erection of a single storey rear extension , part conversion of integral garage to habitable accommodation.		
The Committee has no comments to make in respect to this application.			
17)	<b>CH/2016/2268/FA</b>	<b>341 Berkhamstead Road Chesham</b>	<b>NEWTOWN</b>
<b>Description:</b>	Single storey rear extension.		
The Committee raises <b>NO OBJECTIONS</b> to this application.			
18)	<b>CH/2016/2269/FA</b>	<b>15 Batchelors Way Chesham</b>	<b>RIDGEWAY</b>
<b>Description:</b>	First floor rear extension.		
The Committee raises <b>NO OBJECTIONS</b> to this application subject to the hardstanding being of a permeable surface.			
19)	<b>CH/2016/2270/OA</b>	<b>104 Mount Nugent Chesham</b>	<b>RIDGEWAY</b>
<b>Description:</b>	Outline application for single storey front and a single storey rear (conservatory) extension in respect of appearance and layout (some matters reserved).		
The Committee raises <b>NO OBJECTIONS</b> to this application.			
20)	<b>CH/2016/2277/FA</b>	<b>29 Darvell Drive Chesham</b>	<b>ASHERIDGE VALE</b>
<b>Description:</b>	Alterations to rear dormer structure.		
The Committee has no comments to make in respect to this application.			

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21) **CH/2016/2279/FA** **7 Nor Jo Ann Villas Chesham** **WATERSIDE**

**Description:** Single storey side /rear extension , pitched roof over existing flat roofed side extension, replacement detached single storey garage.

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

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22) **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.

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

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23) **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

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

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24) **CH/2016/2305/FA** **44 The Spinney Chesham** **HILLTOP**

**Description:** Single storey rear extension.

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

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25) **CH/2016/2309/FA** **53 Aylward Gardens Chesham** **LOWNDES**

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

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

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26) **CH/2016/2315/AV** **17 High Street Chesham** **ST MARY'S**

**Description:** Replacement non illuminated signage comprising one letters and fascia sign, one projecting roundel sign and one nameplate sign.

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

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27) **CH/2016/2317/FA** **13 Lindo Close Chesham** **LOWNDES**

**Description:** Single storey rear extension.

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

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28) **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.

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

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