

Chesham Town Council

Bill Richards
Town Clerk



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7th October 2011

Dear Councillor

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

MONDAY 17th OCTOBER 2011 AT 7.30PM

when the business set out below is proposed to be transacted:

A G E N D A

1. Apologies for absence.
2. Declarations of Interest.
3. To receive and confirm the Minutes of the meeting of the Committee held on 19TH September 2011.
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. **Plans are available for inspection on Chiltern District Council's website www.chiltern.gov.uk.** If Members wish to view the applications on the evening, please notify the Town Hall by the Thursday prior to the Committee meeting.
5. To receive and consider decision notices received from the Chiltern District Council since the last meeting of the Committee.
6. Planning Enforcement Policy.
7. Taxi Parking in Town Centre.
8. Chesham and Chiltern Villages Local Area Forum minutes of the 15th June 2011.

Yours sincerely,

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

Bill Richards
Town Clerk

To All Members of the Development Control Committee

Publication Date 07.10.2011



CHESHAM TOWN COUNCIL PLANNING APPLICATIONS 17TH OCTOBER 2011

| | | | |
|----|----------------------|---|----------------|
| 1) | CH/11/1047/SA | Global Infusion Preston Hill Chesham | NEWTOWN |
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Description: Application for a Certificate of Lawfulness for a proposed operation relating to installation of photovoltaic solar panels
<https://isa.chiltern.gov.uk/WAM/showCaseFile.do?appType=Planning&appNumber=CH/2011/1047/SA>

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|----|-----------------------|------------------------------|----------------|
| 2) | CH/11/1207/VRC | 12 Groves Way Chesham | LOWNDES |
|----|-----------------------|------------------------------|----------------|

Description: Variation of Condition 6 of planning permission CH/2005/1076/FA so as to allow the conversion of existing garage into habitable accommodation
<https://isa.chiltern.gov.uk/WAM/showCaseFile.do?appType=Planning&appNumber=CH/2011/1207/VRC>

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|----|----------------------|------------------------------------|----------------|
| 3) | CH/11/1210/FA | 74 Severalls Avenue Chesham | NEWTOWN |
|----|----------------------|------------------------------------|----------------|

Description: Rear dormer window, two front dormer windows and single storey side/rear extension
<https://isa.chiltern.gov.uk/WAM/showCaseFile.do?appType=Planning&appNumber=CH/2011/1210/FA>

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|----|----------------------|----------------------------------|-------------------|
| 4) | CH/11/1245/CA | 28-30 High Street Chesham | ST. MARY'S |
|----|----------------------|----------------------------------|-------------------|

Description: Demolition of first floor side/rear projection
<https://isa.chiltern.gov.uk/WAM/showCaseFile.do?appType=Planning&appNumber=CH/2011/1245/CA>

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|----|----------------------|---------------------------------------|------------------|
| 5) | CH/11/1249/FA | Troutbeck Latimer Road Chesham | WATERSIDE |
|----|----------------------|---------------------------------------|------------------|

Description: Erection of lean-to veranda structure to east elevation
<https://isa.chiltern.gov.uk/WAM/showCaseFile.do?appType=Planning&appNumber=CH/2011/1249/FA>

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|----|----------------------|--|----------------|
| 6) | CH/11/1314/FA | Land Adjacent to 136 Lye Green Road Chesham | HILLTOP |
|----|----------------------|--|----------------|

Description: Erection of a two storey detached dwelling, creation of new vehicular access and associated hardstanding
<https://isa.chiltern.gov.uk/WAM/showCaseFile.do?appType=Planning&appNumber=CH/2011/1314/FA>

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|----|----------------------|----------------------------------|-----------------|
| 7) | CH/11/1321/FA | 90 Eskdale Avenue Chesham | TOWNSEND |
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Description: Detached garage with attached pergola
<https://isa.chiltern.gov.uk/WAM/showCaseFile.do?appType=Planning&appNumber=CH/2011/1321/FA>

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|----|----------------------|--|----------------|
| 8) | CH/11/1325/OA | Land at Rear of 242-258 Berkhamstead Road Chesham | NEWTOWN |
|----|----------------------|--|----------------|

Description: Redevelopment of site to provide 13 dwellings with car parking and landscaping, served by altered vehicular access
<https://isa.chiltern.gov.uk/WAM/showCaseFile.do?appType=Planning&appNumber=CH/2011/1325/OA>

CHESHAM TOWN COUNCIL PLANNING APPLICATIONS 17TH OCTOBER 2011

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| 9) | CH/11/1359/FA | 13 Tylers Hill Road Chesham | TOWNSEND |
| Description: Single storey rear extension and front and rear dormer windows https://isa.chiltern.gov.uk/WAM/showCaseFile.do?appType=Planning&appNumber=CH/2011/1359/FA | | | |
| 10) | CH/11/1363/FA | Mapledene Orchard Lycrome Road Chesham | NEWTOWN |
| Description: Single storey rear extension https://isa.chiltern.gov.uk/WAM/showCaseFile.do?appType=Planning&appNumber=CH/2011/1363/FA | | | |
| 11) | CH/11/1402/FA | 62 Berkeley Avenue Chesham | LOWNDES |
| Description: Single storey rear extension and patio area https://isa.chiltern.gov.uk/WAM/showCaseFile.do?appType=Planning&appNumber=CH/2011/1402/FA | | | |
| 12) | CH/11/1415/FAE | 30 Wey Lane Chesham | ST. MARY'S |
| Description: Two storey side extension and single storey rear extension (extension to time limit of planning permission CH/2008/1231/FA) https://isa.chiltern.gov.uk/WAM/showCaseFile.do?appType=Planning&appNumber=CH/2011/1415/FAE | | | |
| 13) | CH/11/1437/TP | 10 Tweenways Chesham | TOWNSEND |
| Description: Crown reduction of two sycamore trees protected by a Tree Preservation Order https://isa.chiltern.gov.uk/WAM/showCaseFile.do?appType=Planning&appNumber=CH/2011/1437/TP | | | |
| 14) | CH/11/1439/FA | Premium House Asheridge Road Chesham | ASHERIDGE VALE |
| Description: Widening of existing vehicular access https://isa.chiltern.gov.uk/WAM/showCaseFile.do?appType=Planning&appNumber=CH/2011/1439/FA | | | |
| 15) | CH/11/1440/SA | 34 Bellingdon Road Chesham | LOWNDES |
| Description: Application for a Certificate of Lawfulness for a proposed operation relating to the formation of a vehicular access https://isa.chiltern.gov.uk/WAM/showCaseFile.do?appType=Planning&appNumber=CH/2011/1440/SA | | | |
| 16) | CH/11/1449/FA | 90 Eskdale Avenue Chesham | TOWNSEND |
| Description: Single storey rear extension and alterations to fenestration within flank and rear elevations https://isa.chiltern.gov.uk/WAM/showCaseFile.do?appType=Planning&appNumber=CH/2011/1449/FA | | | |

CHESHAM TOWN COUNCIL PLANNING APPLICATIONS 17TH OCTOBER 2011

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|---|----------------------|---|--|-----------------------|
| 17) | CH/11/1452/FA | 53 Hivings Hill Chesham | | ASHERIDGE VALE |
| Description: Erection of new detached dwelling served by existing vehicular access, creation of new vehicular access to serve existing dwelling, alterations to ground levels to create raised terraces and front parking areas, single storey side extension, side dormer window and rear roof extension to existing dwelling | | | | |
| https://isa.chiltern.gov.uk/WAM/showCaseFile.do?appType=Planning&appNumber=CH/2011/1452/FA | | | | |
| 18) | CH/11/1469/FA | 15 Belmont Road Chesham | | RIDGEWAY |
| Description: Redevelopment of site to provide three detached houses with new vehicular accesses from Belmont Road | | | | |
| https://isa.chiltern.gov.uk/WAM/showCaseFile.do?appType=Planning&appNumber=CH/2011/1469/FA | | | | |
| 19) | CH/11/1493/TP | 2C Prior Grove Chesham | | TOWNSEND |
| Description: Crown reduction of a beech tree protected by a Tree Preservation Order | | | | |
| https://isa.chiltern.gov.uk/WAM/showCaseFile.do?appType=Planning&appNumber=CH/2011/1493/TP | | | | |
| 20) | CH/11/1499/FA | Citywide Properties Ltd | The Cock tavern 96 The Broadway Chesham | ST. MARY'S |
| Description: Change of use of part of site from Public House (Use Class A4) to residential use (Use Class C3), single storey side extension, two storey rear extension with accommodation within roofspace and four front dormer windows to provide six one bedroomed flats | | | | |
| https://isa.chiltern.gov.uk/WAM/showCaseFile.do?appType=Planning&appNumber=CH/2011/1499/FA | | | | |
| 21) | CH/11/1500/CA | Citywide Properties Ltd | The Cock tavern 96 The Broadway Chesham | ST. MARY'S |
| Description: Demolition of part two storey, part single storey rear projection to existing building | | | | |
| https://isa.chiltern.gov.uk/WAM/showCaseFile.do?appType=Planning&appNumber=CH/2011/1500/CA | | | | |
| 22) | CH/11/1502/KA | Weylands House 35 Germain Street Chesham | | ST. MARY'S |
| Description: Crown reduction of four willow trees and a plum tree within a Conservation Area | | | | |
| https://isa.chiltern.gov.uk/WAM/showCaseFile.do?appType=Planning&appNumber=CH/2011/1502/KA | | | | |

CHESHAM TOWN COUNCIL PLANNING DECISIONS 17TH OCTOBER 2011

1) **CH/10/1899/FA** **W E Black Ltd** **Former Site of 197 and Land at 203 & 205 and R/O 201 & 207 Chartridge Lane and R/O 68-78 Berkeley Avenue** **Berkeley Avenue, Chesham**

LOWNDES

Description: Erection of five detached dwellings, four pairs of semi-detached dwellings, one building comprising four terraced dwellings, one building comprising three terraced dwellings and three detached buildings providing a total of fourteen flats, associated garaging, bin and cycle stores, served by new access off Chartridge Lane

Comments: The Committee recommends REFUSAL of this application due to it being overbearing; overlooking to properties in Berkeley Avenue and being too close to the boundary line. Moreover it objects to the increasing traffic in Chartridge Lane this development will bring, particularly exacerbating the queues at St Mary's Way roundabout which was a matter of concern previously raised by the Highway Authority.

Decision: Conditional permission

2) **CH/11/0626/FA** **Allsorts Farm Botley Road Chesham**

TOWNSEND

Description: Retention and completion of external walls to enclose existing agricultural building

Comments: The Committee raises NO OBJECTIONS to this application.

Decision: Conditional permission

3) **CH/11/0724/FA** **6 Longfield Road Chesham**

LOWNDES

Description: Single storey rear extension to link dwelling to existing detached garage and replacement roof incorporating two rear dormer windows to create chalet bungalow

Comments: The Committee raises NO OBJECTIONS to this application.

Decision: Conditional permission

4) **CH/11/0857/FA** **30 Nutkins Way Chesham**

VALE

Description: Raised timber decking

Comments: The Committee raises NO OBJECTIONS to this application.

Decision: Conditional permission

5) **CH/11/0907/AV** **5 Broad Street Chesham**

TOWNSEND

Description: Internally illuminated fascia sign

Comments: The Committee raises NO OBJECTIONS to this application.

Decision: Conditional consent

CHESHAM TOWN COUNCIL PLANNING DECISIONS 17TH OCTOBER 2011

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|--|----------------------|--|-----------------------|
| 6) | CH/11/0933/FA | 9 Warrender Road Chesham | HILLTOP |
| Description: Part two storey, part single storey side/rear extension, front porch, alterations to fenestration and laying of additional hardstanding | | | |
| Comments: The committee recommends REFUSAL of this application due to its effect on, and proximity to, the Green Belt; being out of keeping with the existing street scene and its bulk in relation to 7 Warrender Road. | | | |
| Decision: Refuse Permission | | | |
| 7) | CH/11/0969/FA | 267 Berkhamstead Road Chesham | NEWTOWN |
| Description: Single storey side and rear extension incorporating external staircase and change of use of property from a mixed use comprising a ground floor shop (Use Class A1) and first floor flat (Use Class C3) to an educational institution for religious studies for juniors (Use Class D1) | | | |
| Comments: The Committee raises NO OBJECTIONS to this application. | | | |
| Decision: Withdrawn | | | |
| 8) | CH/11/1001/FA | 7 Little Spring Chesham | VALE |
| Description: Single storey rear extension | | | |
| Comments: The Committee raises NO OBJECTIONS to this application. | | | |
| Decision: Conditional permission | | | |
| 9) | CH/11/1012/FA | Euromold Ltd Unit B, Chiltern Commerce Centre 45 Asheridge Road Chesham | ASHERIDGE VALE |
| Description: Two storey side extension and amended parking layout | | | |
| Comments: The Committee WELCOMES this application in light of its job creation in the area. | | | |
| Decision: Conditional permission | | | |
| 10) | CH/11/1017/TP | Land Adjacent to 17 Greenway Chesham | VALE |
| Description: Felling of a beech tree protected by a Tree Preservation Order | | | |
| Comments: The Committee raises NO OBJECTIONS to this application, subject to the comments of the Tree Officer. | | | |
| Decision: Refuse Permission | | | |
| 11) | CH/11/1044/FA | The New Surgery (Doctors Partnership) 8 Lindo Close Chesham | LOWNDES |
| Description: Change of use of part of second floor of building from a doctor's surgery office (Use Class D1) to a residential flat (Use Class C3) | | | |
| Comments: The Committee raises NO OBJECTIONS to this application. | | | |
| Decision: Conditional permission | | | |

CHESHAM TOWN COUNCIL PLANNING DECISIONS 17TH OCTOBER 2011

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| 12) | CH/11/1054/FA | The Salvation Army | Coughtrey House Gladstone Road Chesham | TOWNSEND |
|-----|----------------------|---------------------------|---|-----------------|

Description: Widening of existing vehicular access, laying of additional hardstanding and erection of associated retaining walls and fencing

Comments: The Committee raises NO OBJECTIONS to this application.

Decision: Conditional permission

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|-----|----------------------|---|----------------|-------------|
| 13) | CH/11/1061/FA | Land at Rear of 2 to 12 Addison Road | Chesham | VALE |
|-----|----------------------|---|----------------|-------------|

Description: Construction of detached dwelling and alteration to vehicular access from Addison Road

Comments: The Committee recommends REFUSAL of this application on it being overlooked to the properties in Berkhamstead Road. Moreover it raises concern both on the width of the vehicular access and the dangers of excessive surface water in an area of flood-plain

Decision: Refuse Permission

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|-----|----------------------|------------------------|------------------------------|-----------------|
| 14) | CH/11/1072/FA | Focus Do It All | Townsend Road Chesham | TOWNSEND |
|-----|----------------------|------------------------|------------------------------|-----------------|

Description: Installation of trading mezzanine floorspace (Use Class A1)

Comments: The Committee raises NO OBJECTIONS to this application.

Decision: Conditional permission

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|-----|----------------------|--------------------------|----------------|-----------------|
| 15) | CH/11/1076/FA | 73 Sunnyside Road | Chesham | TOWNSEND |
|-----|----------------------|--------------------------|----------------|-----------------|

Description: Single storey side/rear extension

Comments: The Committee raises NO OBJECTIONS to this application.

Decision: Permitted development

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|-----|----------------------|--------------------------|----------------|----------------|
| 16) | CH/11/1088/FA | 24 Lowndes Avenue | Chesham | LOWNDES |
|-----|----------------------|--------------------------|----------------|----------------|

Description: Part single storey, part first floor rear extension and first floor side extension

Comments: The Committee raises NO OBJECTIONS to this application.

Decision: Conditional permission

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|-----|-----------------------|-------------------------------|-----------------------------|-------------------|
| 17) | CH/11/1114/NMA | United Reformed Church | The Broadway Chesham | ST. MARY'S |
|-----|-----------------------|-------------------------------|-----------------------------|-------------------|

Description: Application for a non-material amendment to planning permission CH/2010/0065/FA - Single storey side and rear extensions, alterations to retaining wall and external steps to rear of building

Comments: The Committee has NO COMMENTS to make in respect to this application.

Decision: Not Accepted

CHESHAM TOWN COUNCIL PLANNING DECISIONS 17TH OCTOBER 2011

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| 18) | CH/11/1125/FA | Land to Raar of 11A Berkeley Avenue Chesham | LOWNDES |
| Description: Erection of one chalet style dwelling (amendment to planning permission CH/2010/0952/FA) | | | |
| Comments: The Committee raises NO OBJECTIONS to this application. | | | |
| Decision: Conditional permission | | | |
| 19) | CH/11/1130/FA | White Cottage 452 Waterside Chesham | WATERSIDE |
| Description: Formation of new vehicular access and laying of associated hardstanding | | | |
| Comments: The Committee raises NO OBJECTIONS to this application. | | | |
| Decision: Refuse Permission | | | |
| 20) | CH/11/1139/TP | Riversmeet 4 Amy Lane Chesham | ST. MARY'S |
| Description: Felling of a horse chestnut tree and crown reduction of a horse chestnut tree, both protected by a Tree Preservation Order | | | |
| Comments: The Committee defers to the comments of the Tree Officer. | | | |
| Decision: Conditional permission | | | |
| 21) | CH/11/1187/FA | 39 Manor Way Chesham | HILLTOP |
| Description: Single storey front extension incorporating first floor accommodation facilitated by front dormer window, conversion of integral garage to habitable accommodation, and removal of front bay window to existing two storey front projection with alterations to existing flat roof to form hipped roof, part two storey, part single storey rear extension, alterations to fenestration, widening of vehicular access and laying of hardstanding | | | |
| Comments: The Committee raises NO OBJECTIONS to this application. | | | |
| Decision: Refuse Permission | | | |
| 22) | CH/11/1197/FA | Elephant & Castle Public House 185 Waterside Chesham | WATERSIDE |
| Description: Single storey side/rear extension and first floor rear extension to allow change of use of existing building from Public House (Use Class A4) to six flats (Use Class C3) with associated landscaping and car parking | | | |
| Comments: The Committee acknowledges the need for the repair/re-development of the building. However unless there is clear evidence that there is no community need, the committee recommends REFUSAL in respect of change of use to residential. | | | |
| Decision: Refuse Permission | | | |

CHESHAM TOWN COUNCIL PLANNING DECISIONS 17TH OCTOBER 2011

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|---|----------------------|--|----------------------------------|-------------------|
| 23) | CH/11/1237/RB | Chesham Park Community College | Chartridge Lane Chesham | LOWNDES |
| Description: Proposed widening of existing school entrance drive to 4.8 metres, provision of 6 car parking and 1 minibus parking spaces on the school site and erection of 2 canopy structures in the school courtyard | | | | |
| Comments: The Committee raises NO OBJECTIONS to this application. | | | | |
| Decision: Not proceeded with | | | | |
| 24) | CH/11/1238/FA | The Kings Arms Public House | King Street Chesham | ST. MARY'S |
| Description: Change of use from a drinking establishment (Use Class A4) to create two dwellings (Use Class C3), rear infill extension, dormer window to front roof slope and dormer window to south east roof slope | | | | |
| Comments: The Committee raises NO OBJECTIONS to this application. | | | | |
| Decision: Conditional permission | | | | |
| 25) | CH/11/1244/FA | Darvell & Sons | 28-30 High Street Chesham | ST. MARY'S |
| Description: Change of use and first floor side/rear extension to provide two first floor flats with associated parking | | | | |
| Comments: The Committee raises NO OBJECTIONS to this application. | | | | |
| Decision: Conditional permission | | | | |
| 26) | CH/11/1245/CA | Frances Yard, East Street Chesham | | ST.MARY'S |
| Description: Felling of a sycamore, topping of a cypress, removal of limbs from a Thuja and trimming of a yew, a hazel, a sycamore and a laurel - all within a Conservation Area | | | | |
| Comments: The Committee raises NO OBJECTIONS to this application subject to the Tree Officer's report. | | | | |
| Decision: TPO shall not be made; no replacements | | | | |
| 27) | CH/11/1247/KA | 32 Kesters Road East Street Chesham | | WATERSIDE |
| Description: Felling of a sycamore, topping of a cypress, removal of limbs from a Thuja and trimming of a yew, a hazel, a sycamore and a laurel - all within a Conservation Area | | | | |
| Comments: The Committee raises NO OBJECTIONS to this application subject to the Tree Officer's report. | | | | |
| Decision: TPO shall not be made; no replacements | | | | |
| 28) | CH/11/1263/FA | 8 Masefield Close Chesham | | RIDGEWAY |
| Description: Single storey front extension and insertion of new window in existing south east elevation | | | | |
| Comments: The Committee raises NO OBJECTIONS to this application. | | | | |
| Decision: Conditional permission | | | | |

CHESHAM TOWN COUNCIL PLANNING DECISIONS 17TH OCTOBER 2011

29) CH/11/1269/FA

2 Cherry Tree Walk Chesham

NEWTOWN

Description: Conversion of garage into habitable accommodation

Comments: The Committee raises its concern on the loss of off-street parking in an area with already limited on-street parking.

Decision: Permission not needed

AGENDA ITEM NO: 6 - PUBLIC CONSULTATION ON A PLANNING ENFORCEMENT POLICY FOR CHILTERN DISTRICT COUNCIL

Reporting Officer: Kathryn Graves (01494 583798)

Summary

1. To consider and comment on Chiltern District Council's draft Planning Enforcement Policy.

Background Information

2. Chiltern District Council is proposing to introduce a Planning Enforcement Policy and is welcoming comments from Town and Parish Councils on their draft Enforcement Policy.

Financial Implications

3. None pertaining to this report.

Strategic Objectives

4. Accords with the Council's strategic objective 6 – *'To represent the views and wishes of the citizens of Chesham.'*

Equality Act Implications

5. Chiltern District Council has devised a draft Equality Impact Assessment of the draft Enforcement Policy. This assessment concludes that the Enforcement Policy is unlikely to give rise to discrimination, affect the District Council's commitment to promote equality of opportunity or interfere with the District Council's commitment to encourage participation of disabled people. However, as outlined in point 10(a) below, the eradication of the verbal complaints system could make it more difficult for certain groups of people to access the Planning Enforcement service.

Detailed Consideration

6. The public consultation period for the draft policy will run until the 13th November 2011. The policy can be downloaded from Chiltern District Council's web site: http://www.chiltern.gov.uk/downloads/Draft_Enforcement_Policy_Website.pdf
7. It is a statutory requirement for Chiltern District Council, as the Local Planning Authority, to investigate alleged breaches of planning control, but it is not a statutory requirement to take formal enforcement action. The decision to take enforcement action is at the discretion of the District Council. The main national objectives of the planning enforcement process are to remedy undesirable effects of unauthorised development and to bring unauthorised activity under control to ensure that the credibility of the planning system is not undermined.

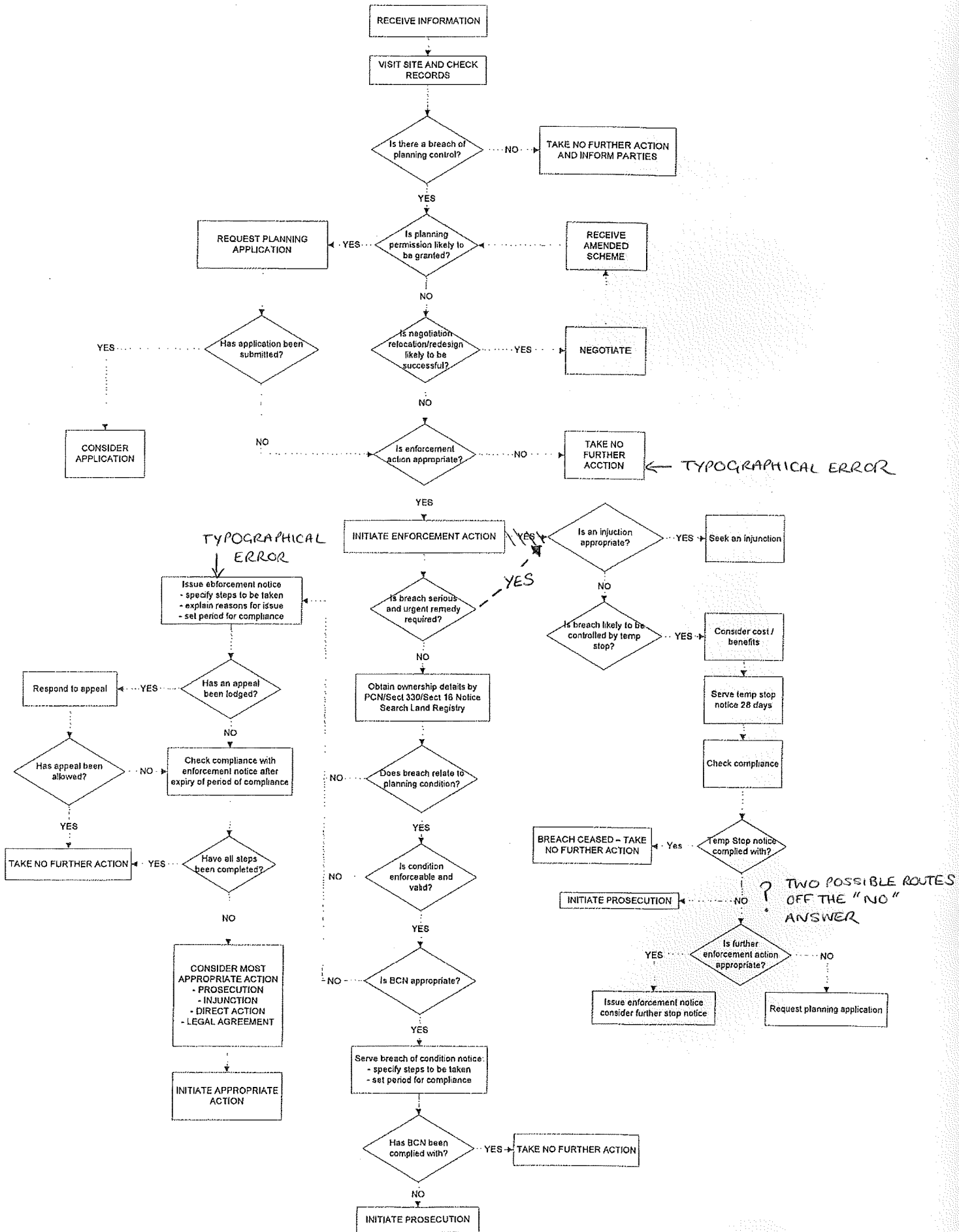
8. The main purpose of introducing the policy is to manage the public's expectations by increasing their understanding of the Council's powers and approach. The Enforcement Policy is intended to set out clearly how the District Council will respond to complaints relating to alleged breaches of planning control; what investigations will be carried out and what action may be taken and why. The Policy aims to provide a consistent and transparent approach with clear timeframes.
9. The draft Policy details the following: what constitutes a breach of planning control; what issues cannot be investigated by the District Council (i.e. those commonly mistaken for planning issues, e.g. boundary wall disputes); how a potential breach can be reported; how the District Council will prioritise investigations; how alleged breaches will be investigated; types of enforcement actions; and what you can do if a complaint is made about your development.
10. The Committee may wish to comment on the following aspects of the draft policy:
 - (a) The draft Policy states that the current system of reporting a complaint verbally will be phased out by the end of 2011. This could reduce the ability of some sections of the community to report a potential planning breach, including people with dyslexia, learning difficulties, the partially sighted and people whose first language is not English.
 - (b) The draft policy includes a prioritisation system based on the harm caused by the alleged breach and the resources available to ensure that the most serious cases are dealt with as a priority. Different types of breaches are categorised into low, medium and high priority categories. As Chesham Town Council has prioritised protection of the Green Belt throughout its consultation responses to the Core Strategy, this Committee may wish to comment on the inclusion of "*Sales of Green Belt land as leisure or investment plots*" within the medium priority category, rather than the high priority category.
 - (c) The Enforcement Procedures Flow Chart (Appendix A of the document) appears to contain some errors (highlighted in the **attached** Appendix 1).
 - (d) There are a small number of typographical errors in the draft policy (as listed in the **attached** Appendix 2).
11. Within the report on the Enforcement Policy that was submitted to the Cabinet on the 14th September 2011, the officers stated that "*Chiltern District Council has tended towards a reactive service on the basis that if an unauthorised development is causing harm, the issue will undoubtedly be brought to the attention of the Council by the public, councillors or other stakeholders. However, in order to provide a more effective planning service, not only does the Council want to respond swiftly to potential breaches of planning control, but also to be proactive in monitoring development*". The Committee may wish to comment on this change in approach.
12. The District Council acknowledges that the Enforcement Policy may need to be amended in the future in light of the Localism Bill and the Draft National Planning Policy Framework.

13. If Members wish to view a hard copy of the Draft Enforcement Policy, please contact the Town Hall.

Recommendation

That the Committee decides upon what, if any, response it wishes to make to the draft Planning Enforcement Policy consultation.

AN ENFORCEMENT PROCEDURES FLOW CHART



Typographical Errors within the draft Planning Enforcement Policy:

Page 8 – Missing text under Priority 2

“Demolition or works we are unlikely to be **[able to]** approve without substantial modification (e.g. over-large extensions or significant alterations to an unlisted building in **[a]** Conservation Area).”

Page 15 – Missing text in paragraph 8.2

“It may be that the matter can be resolved quickly as there is no breach of **[planning control?]** in some cases depending upon the level of harm being caused we will be prepared to discuss with you what alternative solutions might be acceptable, rather than the complete removal or rebuilding of the development.”

Page 16 – Missing text in paragraph 8.7

“The Enforcement Officer will make themselves known to the landowner/developer when they enter a site, but it **[is]** not always appropriate or possible to give advance warning of a site visit, although generally we will try to do so.”

Page 17 – Use of lower case instead of upper case in section 10

“Bucks **HP6** 5AW”

AGENDA ITEM NO: 7 – TAXI PARKING IN TOWN CENTRE

Reporting Officer: Bill Richards (01494 583824)

Summary

1. To consider a request from the local Neighbourhood Action Group (NAG) that the Council consider the matter of taxi parking within the town centre and decide whether it wishes to write to Chiltern District Council on the matter.

Background Information

2. The responsibility of licensing taxis lies with Chiltern District Council.

Financial Implications

3. None pertaining to this report.

Strategic Objectives

4. Accords with the Council's strategic objective 6 – *'To represent the views and wishes of the citizens of Chesham.'*

Equality Act Implications

5. Issues of accessibility for those with disabilities would need to be taken into consideration in respect of where taxis would be located in the town centre.

Detailed Consideration

6. **Attached** is a letter from the Chairman of the NAG which is self-explanatory. The NAG has requested that the Council discuss the matter with a view to formulating a response to Chiltern District Council.
7. Subsequent to the receipt of the letter, Councillor Mrs Pirouet has advised that the relevant officer at Chiltern District Council has reported that parking enforcement is proving difficult due to the current condition of the double yellow lines in the Broadway. In light of this, the Committee may also feel it appropriate to make representations to Buckinghamshire County Council who are responsible for these markings.

Recommendation

That the Committee decides what, if any, response it wishes to make to the NAG request.

CHESHAM

NEIGHBOURHOOD ACTION GROUP

Alison Pirouet, Chair, 76 Deansway, Chesham, Bucks. HP5 2PF

01494 778985 – e-mail: Alisonp76@yahoo.com



Mr. W. Richards,
Town Clerk,
Chesham Town Council,
Baines Walk,
Chesham,
Bucks.

2nd October 2011

Dear Mr. Richards,

TAXI PARKING IN CHESHAM TOWN CENTRE

I have been requested by my committee to write to you and advise you of our concern regarding the parking issues arising from the taxi rank in the Town Centre. When discussed at our recent NAG meeting the following points were raised. I am aware that they do not fall within the remit of the Town Council, and as such I will be writing to the relevant Councils on this point.

- (1) Parking outside of the boundaries of the taxi rank
- (2) Parking in the disabled bay opposite – also includes private vehicles as well.
- (3) Parking on the double yellow lines, blocking both bus stops and access for emergency vehicles into the Broadway end (by Barclays Bank) – this includes private vehicles as well
- (4) Constantly leaving engines running - especially in an area of poor air quality
- (5) No enforcement on the parking on double yellow lines
- (6) Problem with the yellow paint used for marking double yellow lines not finding purchase on the pavers, therefore not making the lines statutory.

I am aware that this matter has been raised before at Council level, and you can rest assured that I will be writing to the relevant Councils on this point.

I will keep you up to date of the outcome, and will advise that a special licensing committee meeting to discuss this matter has been scheduled for 24th November at Chiltern District Council, which I shall attend. I have also been asked to request that this issue be added to the next Rec and Arts agenda for discussion.

Yours sincerely,

Alison Pirouet (Mrs)

Chair – NAG.

**AGENDA ITEM NO: 8 – CHESHAM AND CHILTERN
VILLAGES LOCAL AREA FORUM**

Reporting Officer: Bill Richards (01494 583824)

Summary

1. To receive the Local Area Forum Minutes of 15th June 2011

Background Information

2. It was agreed at the Development Control Committee meeting of the 13th September 2010 (Min no. 39), that Local Area Forum minutes would be brought to future Development Control Committee Meetings.

Financial Implications

3. None pertaining to this report.

Strategic Objectives

4. Accords with the Council's strategic objective 6 – *'To represent the views and wishes of the citizens of Chesham.'*

Equality Act Implications

5. Non applicable

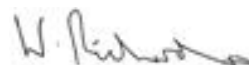
Detailed Consideration

6. Minutes of 15th June 2011 meeting are **attached** and appendices can be viewed by visiting Buckinghamshire County Council website:

<http://www.buckscc.gov.uk/moderngov/ieListDocuments.aspx?CIId=660&MIId=4376&Ver=4>

Recommendation

That the minutes be noted.



Bill Richards
Town Clerk

ACTION NOTES

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| MEETING: | Chesham and Chiltern Villages Local Area Forum |
| DATE: | 15 June 2011 7.56 pm to 10.05 pm |
| LOCATION: | Council Chamber, Chesham Town Hall, HP5 1DS |

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| Present: | Mohammad Bhatti (Buckinghamshire County Council), Noel Brown (Buckinghamshire County Council) (Chairman), Andrew Garth (Chiltern District Council - Ashley Green, Latimer and Chenies), Joan Lherbier (Chartridge Parish Council), Colette Littley (Chesham Town Council), Keith Platt (Latimer Parish Council), Elizabeth Stacey (The Lee Parish Council) and Rod Tucker (Ashley Green Parish Council) |
| In Attendance: | Ann-Marie Davies, Christine Gardner, Paul Gosling, Kimberley Hardwick, Penny Miles, Claire O'Regan, Georgia Romeril, Kerry Stevens, Graham Tunstall, Judith Vivis and Helen Wailling |
| Apologies: | John Axon, Alan Bacon, Patricia Birchley, Michael Brand, Chris Brown, Peter Hudson, Peter Jones, David Natali, Alison Pirouet and Fred Wilson |

| Item | ISSUES RAISED |
|----------|---|
| 1 | CHAIRMAN 2011-12 Members agreed that Noel Brown should continue as Chairman for 2011-12. |
| 2 | VICE-CHAIRMAN 2011-12 Fred Wilson (Chiltern District Council) was appointed as Vice-Chairman for 2011-12 in his absence. |
| 3 | APOLOGIES AND CHANGES IN MEMBERSHIP See above for apologies. A current list of members and voting representatives is attached. |
| 4 | DECLARATIONS OF INTEREST Noel Brown declared an interest in agenda item 11 as he had been involved in 'Better Chesham' discussions. |
| 5 | ACTION NOTES The notes of the meeting held on 13 April 2011 were agreed and signed as a correct record. Matters arising A member asked if there had been a response to the query at the February 2011 meeting regarding speeding in Lye Green Road – HW to chase response from Police. |
| 6 | QUESTION TIME Age Concern Buckinghamshire Good Neighbour Scheme The Local Area Forum had previously allocated some funding to the Good Neighbour Scheme. Penny Miles (Age Concern Buckinghamshire) reported that there had been little response from the |

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| | <p>rural villages to the Scheme. Penny Miles asked members to promote the Scheme, but noted that The Lee and Ley Hill both had their own schemes which were similar. The Chairman said that links should be made between the schemes in these two villages and the Good Neighbour Scheme.</p> <p>Penny Miles also asked if anyone would be interested in sitting on a Steering Committee for the Good Neighbour Scheme, as the aim was to make the Scheme self-sustaining. A member suggested that the Chesham Older People's Action Group could also be contacted about this.</p> <p>A member said that it seemed that a number of groups were working on similar areas, and asked if there was duplication of work. The Chairman said that the Good Neighbour Scheme was an attempt to bring a number of schemes together.</p> <p>Action: Information on the Age Concern Good Neighbour Scheme to be re-circulated to all members.</p> |
| <p>7</p> | <p>PETITIONS</p> <p>There were no petitions.</p> |
| <p>8</p> | <p>BIG SOCIETY</p> <p>Kerry Stevens (Lead Area Officer for the Local Area Forum and Head of Service Provision, Adult Social Care) spoke about the Big Society. From an Adult Social Care perspective, the aim of the Big Society was to create communities of independence (people giving to their local community and benefiting from giving).</p> <p>The following projects had been very successful:</p> <ul style="list-style-type: none"> • A project called Building Community Capacity had been running for 12 months in the Chesham area, and aimed to encourage and enable residents over 50 to become better equipped to support vulnerable people living in their community. • CHAV (Chesham Action Volunteers) had been very successful during winter 2010-11 in supporting vulnerable people when statutory services had been unable to reach them. • Community libraries in Little Chalfont, Chalfont St Giles and West Wycombe (the Little Chalfont Community Library had recently won the Queen's Award). These libraries were run by the local communities, who had significantly increased the number of visitors and the opening times. In Chalfont St Giles the library had a pool of 60 volunteers which could also be used for other community activities. <p>From an Adult Social Care perspective, the Big Society would prevent people having to go into acute (hospital) care and would reduce reliance on public services.</p> <p>Andrew Garth (Chiltern District Council) said that Buckinghamshire was the first County to set up a Big Society Review Group. The Group had met a number of times and a report on its work would be going to the District Councils in July 2011 (link to the Report on the Chiltern District Council website: https://isa.chiltern.gov.uk/democracy/documents/s4830/Big%20Society%20cover%20report.pdf</p> <p>Andrew Garth also referred to the following activities:</p> <ul style="list-style-type: none"> • Pub lunch scheme – this offered a discounted meal and a lift and was also linked to other social activities. • Princes Risborough Community Bus – this was a scheduled bus service run locally. • Burnham Health Promotion Trust - this had a positive impact by giving small amounts of money to various local groups. |

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| | <p>Christine Gardner (Localities and Communities Manager – Chiltern) told members about the Buckinghamshire Big Society Bank which was run by the Bucks Community Foundation and provided loans to voluntary and community organisations from £1500 to £5000. The money could be used as start-up funding or to fill a funding gap.</p> |
| <p>9</p> | <p>PERSONALISATION AGENDA INCLUDING UPDATE ON HOME CARE PROVISION</p> <p>Kerry Stevens told members that Adult Social Care was moving away from a centralised model of provision and that domiciliary care services and day care services would not be provided directly by the County Council in the future.</p> <p>Another change was the introduction of Self-directed Support. In the past, services had been purchased by Adult Social Care on behalf of individuals. Now the funding would be given directly to the individual to purchase the care they chose. There were significant concerns about the transfer of risk, and there would need to be a balance between choice and control.</p> <p>Internal domiciliary care services would be wound down over the next two years and provided externally. This was a significant change. Current domiciliary care staff were excellent despite being very low paid. However the current service was very expensive to run. The aim was to meet the needs of clients in the same committed way. Current staff would be offered training and support to set themselves up as micro-businesses.</p> <p>A member asked how self-directed support would be managed if clients were not capable of making decisions for themselves. Kerry Stevens said that there would be a range of needs and a range of support for these. A brokerage service was being set up to ensure the best deal for social care clients.</p> <p>A member asked if the existing domiciliary care staff were entitled to pensions. Kerry Stevens said that the current staff were entitled to pensions but that the uptake of the pension scheme had fallen over the last twelve months, probably due to the financial climate.</p> <p>A member said that the changes to the Domiciliary Care Service had not been communicated to all clients. Kerry Stevens said that no clients would be removed from their current care provider, unless staff were not available. A letter clarifying this would be sent out with the Minutes – Action: KS</p> <p>Kerry Stevens also told members that social care offices at Chiltern District Council had been shut and staff were encouraged to work in the Community (e.g. in Chesham Library, using a wireless internet connection). This would increase the accessibility of services.</p> |
| <p>10</p> | <p>UPDATE ON ACTIVITY BY RAFE'S PLACE</p> <p>Rafe's Place provided activities for young people and work experience for students.</p> <p>Claire O'Regan (Rafe's Place) told members that in September 2010 Rafe's Place had run a festival day in Lowndes Park. This was the second time the festival had been held and it was a two-yearly event.</p> <p>The Local Area Forum had provided £1300 for professional skateboarders to attend the festival. It had been a great day for the young people who had skated with the professionals. Security for the day had cost £200. The day had been co-sponsored by the Bucks Community Foundation.</p> <p>There had also been a band stage, an acoustic stage and a DJ stage, as well as street art and a big draw. Approximately 1500 young people had attended the day.</p> |

Chiltern District Council had since approached Rafe's Place to carry out a consultation about diversionary activities in four areas. Questionnaires were circulated, including via Facebook. The feedback was that young people wanted to be involved in music production, fashion and DJ-ing.

Rafe's Place then went on to provide these activities. There had been a 12-week programme in Amersham, with as many as 26 young people in attendance on a Monday night.

In Chalfont St Peter no one had attended the sessions for the first two weeks but following promotion of the sessions, over 50 young people had attended the 12-week programme, which had included the production of a music single about skateboarding.

The 12-week programmes had showed that Rafe's Place could provide workshops as well as one-off events.

Rafe's Place was currently gathering information about youth clubs which had had cuts in funding, and intended to run activities via students.

The Chairman noted that the funding cuts were to youth services and youth staff, but that the youth club buildings remained.

11 LOCAL PRIORITIES BUDGET

Christine Gardner referred members to the report on pages 9-16 of the agenda pack.

There had been five applications for Local Priorities funding. Members discussed these.

Funding for Building Community Capacity in Chesham and the Villages

This was an application for funding to extend this very successful project to the Chiltern villages. Cholesbury-cum-St Leonards had volunteered to be the first Parish in the project. The request was for funding of £5000.

Funding for Citizens Advice Bureau

A decision on this funding had been deferred at the last meeting. The application was for funding of £5000 to move the premises and for changes including a disabled ramp.

Paul Gosling from the Citizens Advice Bureau was in attendance at the meeting.

Funding for Better Chesham to produce and distribute a 'Discover Chesham' Brochure

Peter Jones (Chiltern District Council) was not able to attend the meeting but had asked that his support for this be noted.

The Chairman declared an interest as he had been involved in discussions about this project.

The project was a sub-group of the Commerce of Trade, run by local businessmen.

A member asked how this brochure would differ from other brochures (e.g. the brochure produced by Chesham Town Council). It was noted that this brochure would be more targeted towards shopping, and would also have a larger presence on the internet.

Members agreed that funding should only be given for this if there was formal endorsement for the project from Chesham Town Council.

Funding for activities for young people (five separate schemes)

This was a request from Chiltern District Council for £1818.05. The activities were not entirely dependent on funding from the Chesham and Chiltern Villages Local Area Forum.

The activities were small projects which made a big difference in local communities.

A member referred to the netball project for Asian girls and said that this needed to include playing matches against different groups, as segregation was not helpful to the community.

Funding for Community Arts Quilt Project

Although members considered this to be a laudable project, they noted the following concerns/queries:

- The costing included a large amount of money to pay for an artist. However the quilting group was very experienced and could probably design the quilt themselves.
- How many hours would the artist be employed for?
- There was no evidence that there was an identified need for this project.
- As regarded the target group for the project, how many people would be involved, and from which groups?

Members asked that further information on the above be obtained for the next meeting, and decided to defer a decision on the funding for this project until then.

RESOLVED

The following funding was agreed:

| Project | Amount requested | Amount agreed |
|---|-------------------|--|
| Building Community Capacity in Chesham and the Villages | £5000 | £5000 |
| Citizens Advice Bureau. To move premises from Market Square to larger offices in Townsend Road Chesham. | £5000 | £5000 |
| Better Chesham. To produce and distribute a "Discover Chesham" Brochure. | £1500 | £1500 (conditional on a formal endorsement of the project from Chesham Town Council) |
| CDC/Nexus youth activities (5 schemes) | £1818.05 | £1818.05 |
| Church2Community. Community Arts Quilt Project | £2750 | £0 (decision deferred until further information was obtained) |
| TOTAL | £16 068.05 | £13 318.05 |

12 TRANSPORT DELEGATED BUDGET 2011-12

The Chesham and Chiltern Villages Local Area Forum received the Report of Ann-Marie Davies (Transport Localities Team Leader).

The Chairman told members that since the last meeting Martin Tett had been elected as the new leader of Buckinghamshire County Council, and had decided to re-allocate the expected increase in the Transport Delegated Budget.

Ann-Marie Davies said that the money would be re-allocated to carriageway works (in addition to £15m of additional Government funding). The carriage works would be prioritised within each area by the local County Councillor, who would take into account any views held by their residents.

Kim Hardwick (Transport for Buckinghamshire) said that this meant that the Transport Delegated Budget for the Chesham and Chiltern Villages Local Area Forum had returned to the original sum of £34 441. The additional schemes which had been agreed would not be ignored, but would be

kept for the future.

Unfortunately the original schemes which the Local Area Forum had agreed had been re-costed and now came to a total of £15 516. In the future initial costings would be more robust so that they would not need to be reviewed.

The original schemes agreed, with revised costings, were in the report.

Also in the Report was a list of possible additional schemes. Members were asked to agree which of these additional schemes should go ahead. The funding had to be allocated by the end of July 2011.

The Salt Bin on Latimer Camp Road was now in place, so this could be removed from the list of schemes.

A member noted that many of the schemes were subject to feasibility studies. Kim Hardwick said that this was due to past requests for Vehicle Activated Signs (VAS) where it had subsequently been found that there was no identified need, or no suitable location.

A member asked if a scheme would be prioritised if the feasibility study found that it was required. Kim Hardwick said that this would depend on the outcome of the feasibility study, and that schemes were not usually given priority unless there was a safety issue.

Feasibility studies for a number of Vehicle Activated Signs would be carried out together to increase efficiency.

Chesham Park Community College had made an application for funding (£30 000) to widen the entrance. This was in addition to the application the College had already had agreed for £3300 to evaluate the pedestrian crossing point (page 2 of the Report).

Graham Tunstall (Business Manager, Chesham Park Community College) was in attendance and gave some additional information about the application for £30 000:

- The College was working towards its change of status to Academy in September 2011.
- Funding from the Department for Education was available for environmental improvements.
- There had been a near-fatal accident during the Easter holidays involving a ten-year-old girl and the proposed changes to the school entrance were for safety reasons.
- There were currently 700 students but there was a planned increase to 900 students. There were 100 members of staff. There were also external users of the College. There were 60 parking spaces at the College.
- The College was encouraging students to walk to school, but it was currently very dangerous for students crossing Chartridge Lane from Penn Avenue.
- The application for funding was to change the layout of the driveway and gate and for a pedestrian crossing. The aim was that the changes would be in place for September 2011.

Kim Hardwick said that a feasibility study could be undertaken during the summer holidays. However the actual changes would certainly not be ready by September 2011. In addition, the summer holidays were not an ideal time for the feasibility study, as the students were not travelling to and from the College.

A member of Chartridge Parish Council said that changes to the College should be supported.

Members decided not to agree the funding for the Chesham Park College Scheme but the Chairman said that the College was welcome to reapply in the next financial year.

Members agreed to fund the Feasibility Study into A416 and Hog Lane/Two Dells Lane staggered junction improvements for £5660 as this was a safety need. However Ashley Green Parish Council would need to find £1000 to meet the full cost of the Scheme (£6660).

Members also agreed funding for the Vehicle Activated Signs on the Latimer Road at the cross

roads. These were a safety need and were also being looked at as part of safety reviews. However Chenies Parish Council and Latimer Parish Council would be asked to contribute £1000 each towards this.

Kim Hardwick asked that Parish Councils let her know about the funding by the end of June 2011.

Members agreed that the schemes listed below should go ahead:

| Scheme | Cost | Funding agreed |
|---|---------|----------------|
| Feasibility Study into A416 and Hog Lane/Two Dells Lane staggered junction improvements | £6660 | £5660 |
| VAS x2 – Latimer Road by cross roads, Latimer | £15 400 | £13 400 |
| TOTAL | £22 060 | £19 060 |

13 TRANSPORT UPDATE

Members noted the Report.

Service Information Centre

Kim Hardwick asked that any transport issues be reported to the Transport for Buckinghamshire Service Information Centre:

<http://www.transportforbucks.net/Transport-and-roads.aspx>

The Service Information Centre was also the first port of call for information on community gangs, grass cutting, roadworks etc.

Issues reported to the Centre would be logged and passed to Mike Barber, the Local Area Technician.

A member asked if Cholesbury still had a different community gang schedule to Chesham Town. Kim Hardwick said that she did not think that this was the case, and that the Local Area Technician had planned the schedule for the gangs.

A member of Latimer Parish Council asked about rural grass cutting. Kim Hardwick said that this was carried out by a separate team. Information was on the website via the above link.

There had also been a written question from Fred Wilson (Chiltern District Council):

Re Community Gangs, we received the following message from Chesham Town Hall:

Dear Councillors,

Thank you for responding with your 'gang' requests.

"Unfortunately however, Mike Barber from Bucks County Council has just called to say that the gang are extremely busy and cannot fit any more work in on Monday 13th and that the list which I sent to him will now not be completed until Monday 18th July - (this is the next day which the gang are scheduled to be in Chesham)."

Are enough resources being provided to Community Gangs and/or is this because they have just started?

Kim Hardwick told members that the Community Gangs had only just started and had therefore got more work than could be undertaken in a one-week period. Considering that this resource had not been available since about October 2010, work had been building for some time, so this visit was already over-subscribed with work. Mike Barber was managing this as best as he could with the

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| | <p>resources he had.</p> <p>Mike Barber was also the person to contact with regard to further work for the Community Gangs. The website had the most up-to-date information on when the next Community Gang visit would be: http://www.transportforbucks.net/Roadworks-Centre/Community-Gangs.aspx</p> <p>Germain Street, Chesham Kim Hardwick reported on the pedestrian crossing scheme in Germain Street which had received funding from the Local Area Forum. A consultation of residents had generated six negative responses. Due to the contentious nature of the decision, it therefore had been escalated to become a key decision, which would need to be taken by the Cabinet member. It was hoped that this would happen shortly and that if agreed, the work would start between August and October 2011. [Link to the decision taken by the Cabinet member: http://www.buckscc.gov.uk/moderngov/ieDecisionDetails.aspx?ID=2427]</p> <p>The Scheme would require a higher level of street lighting than was currently in place (6m high columns would be needed as these dispersed light further than 5m columns). The columns used would be black columns, and not heritage-style columns, due to the limited budget.</p> <p>The lighting could be adjusted once it was in place if residents requested this.</p> |
| <p>14</p> | <p>FOR INFORMATION - PARISH COUNCILLORS INDUCTION TRAINING</p> <p>Members noted the report.</p> |
| <p>15</p> | <p>FOR INFORMATION - DEMOCRATIC SERVICES UPDATE</p> <p>Members noted the report.</p> |
| <p>16</p> | <p>DATE OF NEXT MEETING</p> <p>19 October 2011, 7:30pm, Latimer House, Latimer (this meeting will include a workshop to review the local priorities for the Local Area Forum).</p> |