

Chesham Town Council

Bill Richards
Town Clerk



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10th February 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 20 FEBRUARY 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 30th January 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. MVAS Report.
7. Local Plan Update and Community Interest Company Proposal- to follow.
8. Information items.

Yours sincerely,

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

Bill Richards
Town Clerk

Publication Date: 10th February 2017.



CHESHAM TOWN COUNCIL PLANNING APPLICATIONS 20 FEBRUARY 2017

1)	CH/2016/1770/FA	Matterhorn Capital DC Chesham S.a.r.l.	Site of 90 Asheridge Road Chesham	ASHERIDGE VALE
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Description: Redevelopment of site comprising demolition of existing substation and provision of 162 residential units (Use Class C3) business enterprise space (Use Class B1), car parking, landscaping and associated works. Amended plans received.

2)	CH/2017/0048/FA	Mr Scott	7 Fair Leas Chesham	ASHERIDGE VALE
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Description: Single storey front/side/rear extension (retrospective).

3)	CH/2017/0069/FA	Miss Lavin	21 Alma Road Chesham	VALE
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Description: Single storey side/rear extension.

4)	CH/2017/0082/FA	Chesham Broadway Bowls Club	12-14 Lowndes Avenue Chesham	LOWNDES
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Description: Erection of two dwellings,new vehicle accesses and associated landscaping.

5)	CH/2017/0083/KA	Mr Vincent	6 Missenden Road Chesham	ST MARY'S
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Description: Crown thinning of a birch tree within a Conservation Area.

6)	CH/2017/0099/FA	Mr & Mrs Hamilton-Pike	55 Tylers Hill Road Chesham	TOWNSEND
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Description: Change of use from agricultural to residential land, new vehicular access, parking area and entrance gate.

7)	CH/2017/0110/FA	Mr Stevens	74 Poles Hill Chesham	ASHERIDGE VALE
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Description: Single storey side/rear extension.

8)	CH/2017/0116/FA	Mr & Mrs Flynn	31 Nutkins Way Chesham	VALE
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Description: Rear roof dormer structure, front rooflights to facilitate habitable accommodation in roofspace.

CHESHAM TOWN COUNCIL PLANNING APPLICATIONS 20 FEBRUARY 2017

9) **CH/2017/0122/FA** **Mr Watts** **Maeserfield, Ashley Green Road Chesham** **NEWTOWN**

Description: Erection of outbuilding.

10) **CH/2017/0123/FA** **Mrs Sajjad** **104 Mount Nugent Chesham** **RIDGEWAY**

Description: Single storey front and a single storey rear (conservatory) extension.

11) **CH/2017/0124/FA** **Mr & Mrs Jones** **69 Nalders Road Chesham** **HILLTOP**

Description: Extension to side with roof alterations to include two front dormers and rear dormer structure creating first floor accommodation.

12) **CH/2017/0126/FA** **Mr & Mrs Horne** **140 Chartridge Lane Chesham** **LOWNDES**

Description: Single storey front extension, hipped to gabled roof extension, rear dormer windows to facilitate habitable accommodation in roofspace (amendment to planning permission CH/2016/2038/FA)

13) **CH/2017/0130/KA** **Ringway Jacobs Ltd** **Trees in Market Square and High Street Chesham** **ST MARY'S**

Description: Pruning of side branches of two London plane trees close to adjacent buildings- both within a Conservation Area.

14) **CH/2017/0132/FA** **Harmony Energy Storage** **Land to rear of substation Lycrome Road Chesham** **NEWTOWN**

Description: Change of use of land and installation of a series of storage units and associated works to provide a battery energy storage facility, to provide balancing services to the National Grid.

15) **CH/2017/0149/TP** **Mrs Williams** **7 Crabbe Crescent Chesham** **HILLTOP**

Description: Crown reduction of an oak tree protected by a Tree Preservation Order.

16) **CH/2017/0162/FA** **Mr & Mrs Batey** **93 Vale Road Chesham** **VALE**

Description: Single storey side rear extension.

CHESHAM TOWN COUNCIL PLANNING APPLICATIONS 20 FEBRUARY 2017

17) **CH/2017/0163/FA** **Mr & Mr Akhtar and Anderson** **340B Berkhamstead Road Chesham** **NEWTOWN**

Description: Construction of vehicular access to Addison Road.

18) **CH/2017/0164/FA** **Mr Moore** **20 Botley Road Chesham** **TOWNSEND**

Description: Single storey side rear extension to form indoor swimming pool.

19) **CH/2017/0174/FA** **Mr Deason** **36 Berkeley Avenue Chesham** **LOWNDES**

Description: First floor rear extension.

20) **CH/2017/0179/FA** **Mr & Mrs Elder** **16 Fullers Close Chesham** **ST MARY'S**

Description: First floor side extension.

21) **CH/2017/0183/FA** **Mrs Rose** **3 Shantung Place Moor Road Chesham** **WATERSIDE**

Description: Single storey rear/side extension.

22) **CH/2017/0196/FA** **Ford & Ellis Motorcycles Ltd.** **132-152 Broad Street Chesham** **TOWNSEND**

Description: Erection of a secure storage unit to rear.

CHESHAM TOWN COUNCIL PLANNING DECISIONS 20 FEBRUARY 2017

1)	CH/2015/1916/FA	SERFCA 55 Tylers Hill Road Chesham	TOWNSEND
Description: Change of use from agricultural land to residential curtilage to facilitate new driveway access with associated landscaping, fencing, erection of electronic entrance gates and driveway lighting, extension to annexe to create wetroom, linked glazed walkway to main building.			
Comments: The Committee has NO OBJECTIONS to this application, subject to it not being in designated greenbelt land; the public right of way being protected or there is a special case.			
Decision: Withdrawn			
2)	CH/2016/1264/FA	Inspire Property (London) Ltd 85 Vale Road Chesham	VALE
Description: Subdivision of dwelling to create two apartments, single storey rear extension, rear dormer structure and front rooflights to facilitate habitable accommodation in roofspace, new vehicular access and parking area to rear off Abotts Vale.			
Comments: Subject to a review on the impact of parking, the committee has NO COMMENT to make on this application.			
Decision: Refuse Permission			
3)	CH/2016/2057/SA	Mr Stanford The Barn, Pednormead End Chesham	ST MARY'S
Description: Application for a Certificate of Lawfulness for a proposed operation relating to the increase in height of the boundary wall.			
Comments: Meeting Not Quorate			
Decision: Cert. of law Proposed dev or use issued.			
4)	CH/2016/2076/FA	Mr & Mrs Chee Toh 6 Lycrome Lane Chesham	NEWTOWN
Description: Single storey rear/side extension, alterations to existing front porch , fenestration alterations.			
Comments: Meeting Not Quorate			
Decision: Conditional Permission.			
5)	CH/2016/2086/FA	Recherche Property Management 68 Lye Green Road Chesham	HILLTOP
Description: Erection of independent dwelling with associated access and landscaping to the rear of 68 Lye Green Road.			
Comments: Meeting Not Quorate			
Decision: Conditional Permission.			
6)	CH/2016/2152/FA	Ms Beilby Beverley House, 132 High Street Chesham	ST MARY'S
Description: Insertion of 12 conservation type rooflights to the rear part of the roof at 132 High street with internal alterations.			
Comments: Meeting Not Quorate			
Decision: Conditional Permission.			

CHESHAM TOWN COUNCIL PLANNING DECISIONS 20 FEBRUARY 2017

7)	CH/2016/2153/HB	Ms Beilby	Beverley House, 132 High Street Chesham	ST MARY'S
Description: Insertion of 12 conservation type rooflights to the rear part of the roof at 132 High street with internal alterations.				
Comments: Meeting Not Quorate				
Decision: Conditional Consent				
8)	CH/2016/2235/FA	Mr Kiani	63 Deansway Chesham	ASHERIDGE VALE
Description: Single storey rear extension.				
Comments: Meeting Not Quorate				
Decision: Conditional Permission.				
9)	CH/2016/2174/FA	Ms Moriuchi	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.				
Comments: The Committee raises its concern on the balcony and decking being potentially overlooking and resulting in a loss of privacy.				
Decision: Conditional Permission.				
10)	CH/2016/2192/SA	Mrs Hodgson	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.				
Comments: The Committee has no comment to make in respect of this application.				
Decision: Cert. of law proposed dev. or use issued				
11)	CH/2016/2217/FA	Mr & Mrs Coventry	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.				
Comments: 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.				
Decision: Conditional Permission.				
12)	CH/2016/2214/FA	Mr & Mrs Atkinson	46 Berkeley Avenue Chesham	LOWNDES
Description: Single storey front extension, part single/ part two storey side rear extension, single storey rear extension.				
Comments: The Committee raises NO OBJECTIONS to this application but raises a concern that the Juliet balconies may be overlooking.				
Decision: Conditional Permission.				

CHESHAM TOWN COUNCIL PLANNING DECISIONS 20 FEBRUARY 2017

13)	CH/2016/2223/FA	Mrs Rudrakumar	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.				
Comments: The Committee raises NO OBJECTIONS to this application in principle but raises a serious concern on the lack of any parking provision..				
Decision: Conditional Permission.				
14)	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.				
Comments: The Committee raises NO OBJECTIONS to this application.				
Decision: Conditional Permission.				
15)	CH/2016/2253/SA	Mr Patel	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.				
Comments: The Committee has no comment to make in respect of this application.				
Decision: Cert. of law Proposed dev or use issued.				
16)	CH/2016/2254/FA	Mr & Mrs Rackham	9 Vale Rise Chesham	VALE
Description: Part two storey , part single storey rear extension.(amendment to planning permission CH/2016/1813/FA).				
Comments: The Committee raises NO OBJECTIONS to this application.				
Decision: Refuse Permission				
17)	CH/2016/2264/FA	Mrs Cullen	59 Waterside Chesham	ST MARY'S
Description: 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.				
Comments: The Committee raises its concern on the lack of sufficient parking and suitability of the access.				
Decision: Conditional Permission.				
18)	CH/2016/2265/SA	Mr Nkoane	259 Chartridge Lane Chesham	LOWNDES
Description: 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.				
Comments: The Committee has no comment to make in respect of this application.				
Decision: Cert. of law Proposed dev or use issued.				

CHESHAM TOWN COUNCIL PLANNING DECISIONS 20 FEBRUARY 2017

19)	CH/2016/2269/FA	Mr Raja	15 Batchelors Way Chesham	RIDGEWAY
Description:	First floor rear extension.			
Comments:	The Committee raises NO OBJECTIONS to this application subject to the hardstanding being of a permeable surface.			
Decision:	Conditional Permission.			

20)	CH/2016/2279/FA	Mr & Mrs Davies	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.			
Comments:	The Committee has no comment to make in respect of this application.			
Decision:	Conditional Permission			

21)	CH/2016/2305/FA	Mr & Mrs Awar	44 The Spinney Chesham	HILLTOP
Description:	Single storey rear extension.			
Comments:	The Committee raises NO OBJECTIONS to this application.			
Decision:	Conditional Permission			

22)	CH/2016/2309/FA	T & A Griffith & King	53 Aylward Gardens Chesham	LOWNDES
Description:	Part single, part two storey side extension, single storey rear extension.			
Comments:	The Committee raises NO OBJECTIONS to this application.			
Decision:	Conditional Permission			

23)	CH/2016/2317/FA	Mrs Southwood	13 Lindo Close Chesham	LOWNDES
Description:	Single storey rear extension.			
Comments:	The Committee raises NO OBJECTIONS to this application.			
Decision:	Conditional Permission			

AGENDA ITEM NO : 6 – MOBILE VEHICLE ACTIVATED SIGN (MVAS)

**Reporting Officers: Rachel Watts (01494 582907)
Bill Richards (01494583824)**

Summary

1. To note the results of the Mobile Vehicle Activated Sign (MVAS) for the locations in Phase 3 of the operation and suggest locations for Phase 5.

Background Information

2. A grant was received for the Local Area Forum to purchase a MVAS to monitor traffic speed at agreed locations in Chesham. The sign can be set to monitor speeds over 30 or 40 mph.

Financial Implications

3. None pertaining to this report.

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'*.

5. **Equality Act Implications**

Non applicable.

6. **Detailed Consideration**

(i) Location and Times

Phase 5, of the agreed locations for the MVAS were for a 2 week period at:-

Mount Nugent	15-2-16 to 28-2-16
Cholesbury Parish	7-3-16 to 20-3-16
Lye Green Rd	29-3-16 to 10-4-16
Higham Rd	18-4-16 to 30-4-16
Chartridge Lane (No. 39)	9-5-16 to 22-5-16
Hivings Hill	31-5-16 to 12-6-16
Chartridge Parish	20-6-16 to 3-7-16
Cholesbury Parish	11-7-16 to 24-7-16
Latimer Rd	1-8-16 to 14-8-16
Vale Rd	22-8-16 to 4-9-16

Phase 6 (current round)

St Marys Way	12-9-16 to 26-9-16
Chartridge Lane (16)	3-10-16 to 17-10-16
A416 Ashley Green Road	24-10-16 to 7-11-16

Cholesbury Parish	14-11-16 to 28 -11-16
A416 Ashley Green Road	24- 10-16 to 7-11-16
B485 Missenden Rd	5-12-16 to 19-12-16
Latimer Rd	3-1-17 to 16 -1-17
Botley Rd	23-1-17 to 6-2-17
Asheridge Rd	13-2-17 to 27-2-17
Berkhampstead Rd	6-3-17 to 20-3-17

(ii) Traffic Analysis Report

The report for each location will include:-

- Project Title i.e. Name of road and date
- Date and time when Report Generated
- Speed Intervals = 5 mph
- Time Intervals = 5 minutes
- 85th Percentile Speed
- 85th Percentile Vehicles
- Max Speed for the project including the day and time
- Total Vehicles count

(iii) Results not previously reported from Phase 5 are:-

Vale Road from 22-8-16 to 4-9-16

85th Percentile Speed = 34.4 mph
85th Percentile Vehicles = 33232 counts
Max Speed = 65.0 mph on 11-Aug-16 3:05:00 PM
Total Vehicles = 39096 counts

iv) Results from Round 6 (CURRENT ROUND)

St Marys Way (southbound)from 12-9-16 to 26-9-16

85th Percentile Speed = 32.2 mph
85th Percentile Vehicles = 145797 counts
Max Speed = 75.0 mph on 12-Sep-16 8:20:00 PM
Total Vehicles = 171526 counts

Chartridge Lane (16) from 3-10-16 to 17-10-16

85th Percentile Speed = 32.8 mph
85th Percentile Vehicles = 52749 counts
Max Speed = 55.0 mph on 06-Oct-16 12:05:00 PM
Total Vehicles = 62058 counts

A416 Ashley Green Road from 24-10-16 to 7-11-16

85th Percentile Speed = 45.0 mph
85th Percentile Vehicles = 75211 counts
Max Speed = 95.0 mph on 07-Nov-16 8:45:00 AM
Total Vehicles = 88483 counts

B485 Missenden Road from 5-12-16 to 19 -12-16

85th Percentile Speed = 33.2 mph
85th Percentile Vehicles = 35522 counts
Max Speed = 75.0 mph on 12-Dec-16 10:45:00 AM
Total Vehicles = 41790 counts

Latimer Road from 3-1-17 to 16-1-17

85th Percentile Speed = 33.9 mph
85th Percentile Vehicles = 26202 counts
Max Speed = 65.0 mph on 10-Jan-17 3:05:00 PM
Total Vehicles = 30826 counts

Botley Road from 23-1-17 to 6-2-17

85th Percentile Speed = 34.2 mph
85th Percentile Vehicles = 17,476 counts
Max Speed = 65.0 mph on 01-Feb-17 9:20:00 PM
Total Vehicles = 20,560 counts

Asheridge Road 13-2-16 to 27-2-17- to follow

Berkhampstead Road 6-3-17 to 20-3-17- to follow


Tables and graphs for each location are available for any individual member on request to the Town Hall.

7. At the Development Control Minutes of 12th May 2014 it was agreed that Thames Valley Police be supplied with the data after the MVAS results of each road are collated. This data is used by the police when planning their speed traps.

8. The Committee needs to agree future locations for Phase 7. The following roads have been suggested for the next round : Nashleigh Hill (requested by Mark Shaw), St Marys Way (northbound), Chartridge Lane (outside no,39)(requested by Alan Bacon), Cameron Road (requested by a member of the public); Red Lion Street (requested by a member of the public), Lye Green Road and Lansdowne Road (agreed at the Development Control meeting of 5 September 2016). Local parish councils may also request to use the MVAS in their parish, and the MVAS has been used by Chartridge and Cholesbury in the past year. Members may be content to allow officers to repeat previous roads and locations where the clips are already in place and approval for use has previously been granted by Buckinghamshire County Council.

Recommendation

That the Committee notes the recent monitoring statistics and recommends the next round of MVAS locations be delegated to officers, subject to any new locations proposed at the meeting.



Bill Richards
Town Clerk

CHESHAM TOWN COUNCIL

INFORMATION SHEET FOR COUNCILLORS TO THE DEVELOPMENT CONTROL MEETING OF THE 20th FEBRUARY 2017

List 3 of 2017/18

4. Appeal – 181 Botley Road , Chesham - CH/2016/1111/FA

The Proposal was: Subdivision of plot and erection of a new two storey detached dwelling, two storey side/rear extension to existing dwelling, new vehicular access and parking, demolition of eastern part of existing dwelling.

The above appeal by the Planning Inspectorate in Bristol **was allowed**.

5. Appeal- 39 Poles Hill , Chesham- CH/2015/2379/SA

The Proposal was: Application for a Certificate of Lawfulness for a proposed operation relating to a rear dormer.

The above appeal by the Planning Inspectorate in Bristol **was allowed**.

6. Permitted Development Application - CH/2017/0198/PNE – 7 Lye Green Cottages, Lye Green Road, Chesham, Buckinghamshire, HP5 3LD.

Notification of Proposed single storey rear extension; depth extending from the original rear wall of 6 metres, a maximum height of 3 metres and a maximum eaves height of 3 metres .

7. Permitted Development Application - CH/2017/0201/PNE – 9 Cresswell Road, Chesham, Buckinghamshire, HP5 1SX.

Notification of Proposed single storey rear extension; depth extending from the original rear wall of 4 metres, a maximum height of 3.2 metres and a maximum eaves height of 2.8 metres .