

CHESHAM TOWN COUNCIL

MINUTES of the meeting of the DEVELOPMENT CONTROL COMMITTEE

held on Monday 13th August 2012

PRESENT Councillor Mrs P.R. Cherrill – Chairman (presiding)

Councillor	V.M. Abraham	Councillor	P.J. Hudson
"	A.K. Bacon	"	D.J. Lacey
"	Miss R.K. Bhatti	"	R.C. McCulloch
"	N.L. Brown	"	Mrs C.M. Michael
"	M. Fayyaz	"	F.S. Wilson
"	T. Franks	"	P.W. Yerrell

Officer: K. Graves - Policy & Projects Officer

Apologies for absence were received from Councillors Mrs R. Juett, Mrs C. Littley, Mrs A.M. Pirouet, C.H. Spruytenburg and M.S. Shaw.

Note: Councillors Brown and McCulloch arrived at 7.32 pm.

29. **DECLARATIONS OF INTEREST**

Councillor Mrs Michael declared a pecuniary interest in planning application CH/12/1121/FA as a neighbour of the applicant and left the chamber during its discussion.

Councillor Lacey declared a non-pecuniary interest in planning application CH/12/1162/FA as a friend of the applicant and left the chamber during its discussion.

Councillor Brown declared a non-pecuniary interest in agenda item 4 as a Member of Chiltern District Council's Planning Committee.

Councillor Yerrell asked that it be noted that he is no longer connected to the trustees of the Little Theatre by the Park and therefore no longer has an interest to declare when the Little Theatre is discussed.

30. **MINUTES**

In considering the minutes of the Development Control Committee meeting of the 23rd July 2012, Cllr Mrs Cherrill said that Cllr Mrs Juett had requested that Minute No. 26 be amended to reflect that she had been appointed as a full member of the working party for the Chiltern District Council Delivery Development Plan Document. After some discussion it was agreed that the minutes were accurate and should not be amended. Cllr Brown emphasised that he had proposed Cllr Mrs Juett as a reserve as a means of enabling her to become involved with the working party.

It was

RESOLVED

that the Minutes of the meeting of the Development Control Committee held on Monday 23rd July 2012 be confirmed and signed by the Chairman as a true record.

31. **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.

32. **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.

33. **DISABLED TOILETS, LITTLE THEATRE BY THE PARK**

The Committee considered a request from the Trustees of the Little Theatre by the Park for approval for internal works to install disabled toilet facilities. Cllr Brown queried whether the report was accurate in describing the building as “formally the Temperance Hall”. Cllr Yerrell confirmed that the building has, by common agreement, been called the Little Theatre by the Park for a number of years.

It was

RESOLVED

that the request to install disabled toilets at the Little Theatre by the Park be agreed, subject to building regulations approval being obtained.

34. **INFORMATION ITEMS**

The items presented on the Information Sheet were received and noted. Cllr Brown advised that the Temporary Traffic Regulation Order for the High Street, Blucher Street, Station Road and East Street should be followed shortly by a similar Order for Broad Street, St. Mary’s Way and Red Lion Street for carriageway improvements.

35. **CLOSE OF MEETING**

The meeting closed at 7.55 pm.

CHAIRMAN

Publication Date: 20 August 2012.

CHESHAM TOWN COUNCIL PLANNING COMMENTS 13TH AUGUST 2012

1) **CH/12/0858/FA** **15 Belmont Road Chesham** **RIDGEWAY**

Description: Demolition of existing dwelling and erection of three detached dwellings with associated vehicular access and laying of hardstanding.

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

2) **CH/12/0899/FA** **79 Hivings Hill Chesham** **ASHERIDGE VALE**

Description: Detached two storey dwelling adjacent to No. 79 Hivings Hill and alterations to the ground levels at the front and rear of the site to alter the existing access steps and create areas of paving with associated retaining walls.

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

3) **CH/12/0910/FA** **3 & 5 Bellingdon Road Chesham** **TOWNSEND**

Description: Two storey front/side extension to No. 5 to form row of four terraced dwellings, two storey rear extension to No. 3, porch canopy to Nos. 3 and 5, cycle store, laying of hardstanding, alterations to boundary wall/fencing and new vehicular entrance gate, demolition of existing garage and alterations to fenestration in Nos. 3 and 5.

The Committee raises its concerns as to the inappropriateness of creating a residential development in such close proximity to long established recreational youth centres and a Friends Meeting House and active burial ground; overdevelopment of the site; inadequate parking; the increased potential of flooding from surface water run-off from the development; the high intensity of use of the limited rear access space; and the poor amenity space and outlook for the new dwellings.

4) **CH/12/0938/FA** **Maeserfield Ashley Green Road Chesham** **NEWTOWN**

Description: Detached outbuilding.

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

5) **CH/12/0944/SA** **50 Severalls Avenue Chesham** **NEWTOWN**

Description: Application for a Certificate of Lawfulness for a proposed operation relating to the erection of a dormer window within the rear roof slope and the insertion of 3 no. roof lights within the front roof slope.

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

CHESHAM TOWN COUNCIL PLANNING COMMENTS 13TH AUGUST 2012

6) **CH/12/0956/FA** **115 Eskdale Avenue Chesham** **TOWNSEND**

Description: Insertion of window in western flank elevation.

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

7) **CH/12/0957/FA** **Land at Rear Of 2 - 6 Brockhurst Road Chesham** **NEWTOWN**

Description: Redevelopment of site to provide one detached dwelling and one detached double garage with associated hardstanding, fencing and gates.

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

8) **CH/12/0997/FA** **30D and 32 Bois Moor Road Chesham** **WATERSIDE**

Description: Redevelopment of site to provide two terraces of 3 dwellings and a block of 4 office units with associated hard surfacing, walls and fencing.

The Committee recommends **REFUSAL** on the grounds of overdevelopment, overlooking and insufficient parking provision.

9) **CH/12/1028/FA** **13 Swan Close Chesham** **RIDGEWAY**

Description: Detached Garage.

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

10) **CH/12/1039/OA** **8 Broadview Road Chesham** **RIDGEWAY**

Description: Detached dwelling served by new vehicular access.

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

11) **Ch/12/1050/FA** **40 Addison Road and Land Rear Of 28-34 Addison Road** **VALE**

Description: Redevelopment of site to provide one pair of semi-detached dwellings and two detached dwellings with associated landscaping and hardstanding, served by new vehicular access.

The Committee raises its concerns about overdevelopment, the increased potential of flooding from surface water run-off, overlooking and highway safety for the development's vehicular access.

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12) **CH/12/1099/FA** **67 Chartridge Lane Chesham** **LOWNDES**

Description: Conversion of garage into habitable accommodation.

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

13) **CH/12/1104/FA** **129 Rose Drive Chesham** **WATERSIDE**

Description: Replacement rear conservatory.

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

14) **CH/12/1121/FA** **Culwood House Residential Home 130 Lye Green Road Chesham** **HILLTOP**

Description: Erection of outbuilding (retrospective).

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

15) **CH/12/1126/FA** **18,20 &22 Moor Road Chesham** **WATERSIDE**

Description: Single storey rear extensions and front and rear dormer windows to Nos. 18, 20 and 22 Moor Road.

The Committee recommends **REFUSAL** because of the unsympathetic design of the front dormers which would result in a change in street scene.

16) **CH/12/1129/SA** **12A Groves Way Chesham** **LOWNDES**

Description: Application for a Certificate of Lawfulness for a proposed operation relating to the creation of a vehicular access and the laying of associated hardstanding.

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

17) **CH/12/1147/FA** **19 Stanley Avenue Chesham** **LOWNDES**

Description: Single storey side extension incorporating accommodation in roofspace, side conservatory, alterations to openings and laying of hardstanding.

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

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18)	CH/12/1151/SA	14 The Braid Chesham	HILLTOP
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Description: Single storey side and rear extensions incorporating roof extension to allow habitable accommodation at first floor level.

The Committee notes that this is the fourth application of a similar nature for this property and that the planning issues relating to these earlier applications have not been overcome.

19)	CH/12/1153/FA	3 Britannia Road Chesham	NEWTOWN
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Description: Single storey front extension and part two storey, part single storey rear extension.

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

20)	CH/12/1162/FA	23 Hivings Park Chesham	RIDGEWAY
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Description: Side extension including accommodation in roofspace and one front dormer window, construction of two further dormer windows on existing front roof slope and front porch canopy.

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

21)	CH/12/1213/KA	97 Church Street Chesham	ST. MARY'S
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Description: Felling of a conifer within a Conservation Area.

The Committee raises **NO OBJECTIONS** to this application, providing the work is carried out outside the bird nesting season.
