

Chesham Town Council

Bill Richards
Town Clerk



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14th September 2012

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 24th SEPTEMBER 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 3rd September 2012.
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. Taxi Rank Provision in Chesham Town Centre.
8. Information Items.

Yours sincerely,

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

Bill Richards
Town Clerk

To All Members of the Development Control Committee
Publication Date 14th September 2012.



CHESHAM TOWN COUNCIL PLANNING APPLICATIONS 24TH SEPTEMBER 2012

1)	CH/12/1183/AV	Taxassist Accountants	117 High Street Chesham	ST. MARY'S
Description: Internally illuminated fascia sign and two externally illuminated projecting sign https://isa.chiltern.gov.uk/WAM/showCaseFile.do?appType=Planning&appNumber=CH/2012/1183/AV				
2)	CH/12/1246/FA	Chesham Cricket and Sports Club	Amy Lane Chesham	ST. MARY'S
Description: Erection of cricket clubhouse and associated hardstanding https://isa.chiltern.gov.uk/WAM/showCaseFile.do?appType=Planning&appNumber=CH/2012/1246/FA				
3)	CH/12/1277/SA		5 Manor Road Chesham	VALE
Description: Application for a Certificate of Lawfulness for a proposed operation relating to the creation of a vehicular access and the laying of hardstanding https://isa.chiltern.gov.uk/WAM/showCaseFile.do?appType=Planning&appNumber=CH/2012/1277/SA				
4)	CH/12/1337/FA		145 Chartridge Lane Chesham	LOWNDES
Description: Extension and pitched roof to two existing side dormers, photovoltaic panels on front roof projection, rendering and reroofing of existing dwelling, external flue and alterations to fenestration https://isa.chiltern.gov.uk/WAM/showCaseFile.do?appType=Planning&appNumber=CH/2012/1337/FA				
5)	CH/12/1341/FA		219 Great Hivings Chesham	RIDGEWAY
Description: Part two storey, part single storey front/side extension and extension to front driveway https://isa.chiltern.gov.uk/WAM/showCaseFile.do?appType=Planning&appNumber=CH/2012/1341/FA				
6)	CH/12/1346/SA		60 Chessmount Rise Chesham	WATERSIDE
Description: Application for a certificate of lawfulness for a proposed operation relating to the erection of a single storey rear extension https://isa.chiltern.gov.uk/WAM/showCaseFile.do?appType=Planning&appNumber=CH/2012/1346/SA				
7)	CH/12/1358/HB		16 High Street Chesham	ST. MARY'S
Description: Replacement non-illuminated fascia sign and projecting sign https://isa.chiltern.gov.uk/WAM/showCaseFile.do?appType=Planning&appNumber=CH/2012/1358/HB				
8)	CH/12/1363/HB		6 Missenden Road Chesham	ST. MARY'S
Description: New ground floor side window https://isa.chiltern.gov.uk/WAM/showCaseFile.do?appType=Planning&appNumber=CH/2012/1381/HB				

CHESHAM TOWN COUNCIL PLANNING APPLICATIONS 24TH SEPTEMBER 2012

9)	CH/12/1365/RB	Endeavour Centre	Cameron Road Chesham	HILLTOP
Description: Refurbishment of the existing buildings, demolition of one block and the erection of new purpose built extension and external horticulture skills area to establish a vocational skill centre for key stage 4 (14-19) https://isa.chiltern.gov.uk/WAM/showCaseFile.do?appType=Planning&appNumber=CH/2012/1365/RB				
10)	CH/12/1381/FA		The New Surgery 2 Lindo Close Chesham	LOWNDES
Description: Extension to existing front canopy, alterations to parking layout and erection of 2.5 metre fencing to form childrens' play area https://isa.chiltern.gov.uk/WAM/showCaseFile.do?appType=Planning&appNumber=CH/2012/1381/FA				
11)	CH/12/1396/FA		57 Frances Street Chesham	NEWTOWN
Description: Single storey rear extension https://isa.chiltern.gov.uk/WAM/showCaseFile.do?appType=Planning&appNumber=CH/2012/1396/FA				
12)	CH/12/1397/FA		21 Hillcroft Road Chesham	HILLTOP
Description: Single storey rear extension https://isa.chiltern.gov.uk/WAM/showCaseFile.do?appType=Planning&appNumber=CH/2012/1397/FA				
13)	CH/12/1424/FA		56 Lye Green Road Chesham	HILLTOP
Description: Single storey rear extension https://isa.chiltern.gov.uk/WAM/showCaseFile.do?appType=Planning&appNumber=CH/2012/1424/FA				

CHESHAM TOWN COUNCIL PLANNING DECISIONS 24th SEPTEMBER 2012

1)	CH/12/0503/OA	Land at Rear Of 242-258 Berkhamstead Road Chesham	Vale
Description:	Redevelopment of site to provide 11 residential units served by altered vehicular access		
Comments:	The Committee recommends REFUSAL on the grounds of the parking, highway safety and air quality concerns previously raised and not being addressed.		
Decision:	Conditional permission		
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2)	CH/12/0840/FA	Land at Jolly Sportsman Public House Eskdale Avenue Chesham	TOWNSEND
Description:	Erection of detached dwelling.		
Comments:	The Committee raises its concern over the impact on no. 10 Eskdale Avenue, including lack of amenity light and being overlooked. The Committee is also concerned about the increased potential of flooding from surface water run-off from the development.		
Decision:	Refuse Permission		
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3)	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.		
Comments:	The Committee raises NO OBJECTIONS to this application.		
Decision:	Conditional permission		
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4)	CH/12/0938/FA	Maeserfield Ashley Green Road Chesham	NEWTOWN
Description:	Detached outbuilding.		
Comments:	The Committee raises NO OBJECTIONS to this application.		
Decision:	Refuse Permission		
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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.		
Comments:	The Committee raises NO OBJECTIONS to this application.		
Decision:	Cert of law proposed dev or use issued		
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6)	CH/12/0956/FA	115 Eskdale Avenue Chesham	TOWNSEND
Description:	Insertion of window in western flank elevation.		
Comments:	The Committee raises NO OBJECTIONS to this application.		
Decision:	Conditional permission		

CHESHAM TOWN COUNCIL PLANNING DECISIONS 24th SEPTEMBER 2012

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.		
Comments:	The Committee raises NO OBJECTIONS to this application.		
Decision:	Refuse Permission		

8)	CH/12/0992/FA	6 Broadway Court 80-82 The Broadway Chesham	ST. MARY'S
Description:	Change of use of existing offices to children's tuition centre		
Comments:	The Committee raises NO OBJECTIONS to this application.		
Decision:	Conditional permission		

9)	CH/12/1028/FA	13 Swan Close Chesham	RIDGEWAY
Description:	Detached Garage.		
Comments:	The Committee raises NO OBJECTIONS to this application.		
Decision:	Conditional permission		

10)	CH/12/1030/FA	201 Great Hivings Chesham	RIDGEWAY
Description:	Part two storey, part single storey, part first floor side/rear extension, roof extension, insertion of rooflights to front and rear roofslope, conversion of garage into habitable accommodation and alterations to fenestration.		
Comments:	The Committee recommends REFUSAL on the grounds of overdevelopment.		
Decision:	Refuse Permission		

11)	Ch/12/1050/FAC	40 Addison Road and Land Rear Of 28-34 Addison Road Chesham	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.		
Comments:	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.		
Decision:	Refuse Permission		

12)	CH/12/1097/KA	99 Church Street Chesham	ST. MARY'S
Description:	Crown reduction of a cherry tree within a Conservation Area.		
Comments:	The Committee defers to the view of its Tree Warden who recommends that the work be permitted, providing it is carried out outside the bird nesting season.		
Decision:	TPO shall not be made		

CHESHAM TOWN COUNCIL PLANNING DECISIONS 24th SEPTEMBER 2012

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

Description: Replacement rear conservatory.

Comments: The Committee raises NO OBJECTIONS to this application.

Decision: Permitted development

14) **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.

Comments: The Committee raises NO OBJECTIONS to this application.

Decision: Cert of law proposed dev or use issued

15) **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.

Comments: The Committee raises NO OBJECTIONS to this application.

Decision: Conditional permission

16) **CH/12/1151/SA** **14 The Braid Chesham** **HILLTOP**

Description: Single storey side and rear extensions incorporating roof extension to allow habitable accommodation at first floor level.

Comments: 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.

Decision: Cert of law proposed dev or use issued

17) **CH/12/1213/KA** **97 Church Street Chesham** **ST. MARY'S**

Description: Felling of a conifer within a Conservation Area.

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

Decision: TPO shall not be made

18) **CH/12/1291/TP** **32 Germain Street The Meades Chesham** **ST. MARY'S**

Description: Removal of a stem from a beech tree protected by a Tree Preservation Order.

Comments: The Committee defers to the comments of the Tree Warden who considers that the works are unnecessary.

Decision: Consent not needed

**AGENDA ITEM NO: 6 - TAXI RANK PROVISION IN
CHESHAM TOWN CENTRE**

Reporting Officer: Bill Richards (01494 583824)

Summary

1. To discuss taxi rank provision within Chesham Town Centre.

Background Information

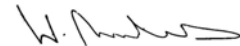
2. A special Town Centre Working Party meeting specifically designed to look at the issues of taxis within town was held on the 16th August 2012.

Detailed Consideration

3. **Attached** are the notes of the meeting held on the 14th August.
4. Following the meeting, Councillors Hudson and Spruytenburg have requested that the matter be brought before the Council, particularly to discuss Minute No. 7 of the meeting, '*Summary and Next Steps*'.
5. It is proposed that a representative of the Taxi Drivers' Association will be in attendance on the evening as well.

Recommendation

The Committee what, if any, position it wishes to take on the matter of taxi rank provision and taxis generally in the town centre.



Bill Richards
Town Clerk



CHESHAM TOWN COUNCIL TOWN CENTRE WORKING GROUP

Minutes of a special meeting of the Town Centre Working Group held on Thursday 16th August 2012.

PRESENT:

Masud Ahmed (MA), Taxi Drivers' Association (TDA)
Oliver Asbury (OA), Chiltern District Council (CDC)
David Carter (DC), Chesham Society
PCSO Sarah-Jayne Cook (SC), Thames Valley Police (TVP)
Jon Dickens (JD), Transport for Buckinghamshire (T4B)
Cllr Mohammad Fayyaz (MF), Chesham Town Council (CTC)
Kathryn Graves (KG), CTC
Umar Hayyat (UH), TDA
Cllr Peter Hudson (PH), CTC, CDC
Cllr Colette Littley (CL), CTC
Qaiser Mahmood (QM), TDA
Martin Parkes (MP), ChAP, Chesham Chamber, Better Chesham
PCSO Mike Shepherd (MS), TVP
Cllr Chris Spruytenburg (CS), CTC, CDC
Cllr Nik Stewart (NS), CDC

1. APOLOGIES

Apologies for lateness were received from Masud Ahmed and Cllr Colette Littley.

2. INTRODUCTIONS

Those in attendance introduced themselves. It was explained that CL would normally chair meetings of the Town Centre Working Group. As she had been unavoidably detained at another meeting, NS agreed to act as chair.

3. PURPOSE OF THE MEETING

It was agreed that the purpose of the meeting was to develop proposals that CTC could take a lead role in supporting.

It was noted that CS and NS are members of CDC's Licensing and Regulation Committee and that PH is a CDC Cabinet member.

4. TAXI SPACES

The discussion was initially opened up to the TDA representatives to identify what the TDA and its members would like to see by way of improvements to the current situation regarding taxis in the town centre. MA explained that there has been a long term issue regarding a lack of space for taxi drivers in The Broadway, which leads to a disordered appearance that garners some hostility from the public. MA said that taxi drivers are keen for people to understand how the trade operates and its benefit to the community.

CS said that Water Meadow car park operates as an unofficial taxi rank and asked whether it would help if these arrangements were formalised. MA explained that the vehicles in Water Meadow car park are not Hackney Carriages, but private hire vehicles. Private hires are not able to use The Broadway taxi rank, so formalising the use of Water Meadow car park would not alleviate the problems in The Broadway. MA said that private hire vehicles should be out of site until a booking is taken and should not be waiting in Water Meadow car park without parking tickets.

PH asked the TDA representatives whether creating stacking spaces in Star Yard car park to feed into The Broadway rank would help. UH said that drivers are not in favour of this idea. It would result in the creation of a second rank that people could access first, rather than going to The Broadway. A similar effect would result from allocating spaces in Sainsbury's car park, as taxis in these locations could potentially do much better than those located in The Broadway.

DC queried whether it is possible to assess how many taxi spaces Chesham needs. NS said that since de-regulation the number of licences, and therefore spaces needed, varies from year to year.

PCSOs Cook and Shepherd arrived at 10.25am.

UH said that taxi drivers would like the bus stop outside Simply The Best to be removed to enable the rank to be extended, but they appreciated that this was not feasible. JD said that this had been looked at, but the cost was prohibitive. CS referred to the broken double yellow lines in The Broadway where the taxi rank currently unofficially extends. He asked whether it would be possible for the lining to be changed when Buckinghamshire County Council (BCC) resurface the road in the near future. OA said that it should be possible for BCC to change that area to a waiting bay without carrying out a full consultation and that he has spoken to Steve Kenton at BCC about this. MA said that if the rank could be extended to the start of the traffic calming hump, this would create about four more spaces. MF asked whether it would also be possible to create a further extension to the rank behind the bus stop, in the vicinity of Oxfam. It was explained that taxi drivers would prefer to have one visible, extended rank.

JD said he would clarify with Steve Kenton whether it will be possible to make changes to the lining as part of the September works.

Action: Jon

The group discussed whether it would be possible to extend the taxi rank up Station Road. Whilst it will be possible to monitor the impact of reversing priority in Station Road during the forthcoming road works, a major problem with this suggestion is that access to the rank on Station Road would be more difficult for people with disabilities as the road is on a slope. MS said that the presence of residential accommodation on both sides of Station Road might make it unsuitable as a taxi rank, particularly at nights.

5. RELATIONSHIP WITH LICENSING AUTHORITY

MP said that there is a need to improve the relationship between taxi drivers and CDC and that the drivers need to feel that they are being listened to. NS suggested that TDA representatives be invited to address the licensing committee directly. MA said that the TDA would welcome this opportunity as it is keen to establish a positive working relationship with the committee and with the community.

Colette Littley arrived at 10.57am.

6. PEDESTRIAN AREA OF THE BROADWAY

SJ said that TVP have received numerous complaints about traffic, including taxis, driving through the area outside Caffè Nero instead of driving up Station Road. PH said that this is currently not enforceable because of incorrect signage directing drivers to the train station. JD said that he is looking to get the offending signage removed. It was noted that it will be necessary to put replacement signage for the station at the White Hill roundabout.

KG said that it will be necessary to send a clear message to the public about this, as she has already received complaints at the Town Hall from taxi customers when taxis follow the correct route up Station Road, as this is a longer and therefore more expensive route.

MP said that it is important to make it clear that it is not only taxi drivers using the incorrect route. Lots of drivers, especially those using the cash points in The Broadway, do the same. MS said that he had put in a request for the signs at the entrance to this area to be re-positioned to improve their visibility. JD expressed his doubts that this would help.

UH said that the TDA will make it clear to its drivers that they cannot use the route outside Caffè Nero and that the TDA will support enforcement against those that flout the rules.

NS said that taxi drivers should be made aware that they can collect or drop off customers along the length of the High Street, including Market Square, providing they adhere to the one way system. MP said this was particularly important for the benefit of customers with limited mobility. It should be noted that this is not possible on market days.

7. SUMMARY & NEXT STEPS

PH said that this meeting should be reported to CTC's Policy & Resources committee for discussion. He then summarised the outcomes of the meeting as follows:

1. The TDA's preferred option is for creating more spaces in The Broadway by extending the current rank up to the traffic calming hump and after the bus stop.
2. That the success of reversing the priority of Station Road should be reviewed during the forthcoming roadworks. That CTC should look at The Broadway as a whole with regards to identifying options that would work for pedestrians and vehicles.
3. A clear statement is needed from BCC as to what is permissible in the area outside Caffè Nero.
4. It is recommended that the Licensing Committee extends an invitation to the TDA for a co-meeting and presentation in September. N.S. will lead on this.

The meeting closed at 11.15am.

CHESHAM TOWN COUNCIL

INFORMATION SHEET FOR COUNCILLORS TO THE DEVELOPMENT CONTROL MEETING OF THE 24TH SEPTEMBER

List 7 of 2012/13

21. **Appeal – 9 Berkeley Avenue, Chesham - CH/11/1513/FA**

The above appeal by the Planning Inspectorate in Bristol has advised that their decision is **Appeal dismissed**.

22. **Appeal – Unit 4 Espirit, 17 Asheridge Road, Chesham - CH/11/2072/FA**

The above appeal by the Planning Inspectorate in Bristol has advised that their decision is **Appeal dismissed**.

23. **Appeal – Units 3 & 4 Espirit, 17 Asheridge Road, Chesham - CH/11/1908/FA**

The above appeal by the Planning Inspectorate in Bristol has advised that their decision is **Appeal dismissed**.

24. **Appeal – Land at Rear Of 242-258 Berkhamstead Road, Chesham - CH/11/1325/OA**

The above appeal by the Planning Inspectorate in Bristol has advised that their decision is **Appeal dismissed**

25. **Appeal – 3 Britannia Road, Chesham - CH/12/0618/FA**

The above appeal will be decided on the basis of an exchange of written representations.

26. **Amended Planning Application – CH/2012/0910/FA – 3 & 5 Bellingdon Road, Chesham**

Chiltern District Council has advised that the description of development for the above planning application has been amended, showing changed access arrangements.

27. **Temporary Prohibition of Through Traffic Order 2012 – Wey Lane, Chesham**

Attached is the notice relating to the above order. Works will commence on 5th November 2012 and will take approximately 4 days to complete.