

# Chesham Town Council

Bill Richards  
Town Clerk



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4<sup>th</sup> January 2019

Dear Councillor,

Notice is hereby given of a meeting of the **PLANNING COMMITTEE** to be held in the Council Chamber, The Town Hall, Chesham, on

**MONDAY 14<sup>th</sup> JANUARY 2019 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 Planning Committee held on 17<sup>th</sup> December 2018.
4. To receive and consider the Minutes of the Chesham & District Transport Users' Group meetings of 11<sup>th</sup> December 2018
5. 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](http://www.chiltern.gov.uk).**
6. To receive and consider decision notices received from Chiltern District Council since the last meeting of the Committee.
7. Appeal – Whitethorns Farm
8. Appeal – Land at Woodley Hill
9. Information items.

Yours sincerely,

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

Bill Richards



# Chesham Town Council

continued . . .



Town Clerk

Publication Date: 10<sup>th</sup> December 2018.

<b><u>Councillor</u>   <u>Circulation</u></b>
Councillor Qaser Chaudhry
Councillor Peter Hudson
Councillor Tony Franks
Councillor Noel Brown
Councillor Roderick McCulloch
Councillor Jane MacBean
Councillor Diana Varley
Councillor Alan Bacon
Councillor Nick Southworth

# CESHAM & DISTRICT TRANSPORT USERS' GROUP

Minutes of a Meeting held at  
Chesham Town Hall on  
Tuesday, 11<sup>th</sup> December 2018 at 7.30pm

## Present:

Chris Emery (Chairman) (CE)  
Cllr. Rod McCulloch (CTC rep) (RM)  
Alan Wallwork (Secretary) (AW)

## In Attendance:

Mark Brookes (MB)  
Janice Gardner (JG)  
Andrea Polden (AP)  
Jenny Richardson (JR)

### **18/96 Apologies for Absence**

Apologies were received from Barry Grattan, Georgina Lomnitz, and Maureen Winders.

### **18/97 Minutes of the Meeting of 23<sup>rd</sup> October 2018**

The Minutes of the Meeting held on 23<sup>rd</sup> October 2018 were approved and signed.

### **18/98 Matters Arising**

- The proposed visit to Chesham signal box, would be carried forward.
- RM reported that Mark Shaw had now contacted Redline buses regarding short workings on certain return journeys of route 55 from Aylesbury thereby missing out Chesham. This change was said to have been implemented due to a lack of passengers, although Bill Richards the Clerk of Chesham Town Council had now taken this up with Redline in an effort to reinstate the connection back to Chesham.

**Action**

**AW**

**RM**

### **18/99 Federation of Met Line User Committees Association (FOMLUC)**

The Minutes of the Meeting of 12<sup>th</sup> November 2018 were considered and noted.

### **18/100 Ongoing Operational Issues**

The following issues were reported:-

- Infantile announcements on Met Line stations (e.g. See it, say it, sorted; "Good" Service etc.).
- Poor / incorrect information on Electronic indicators (e.g. those at Harrow on the Hill which often show two Chesham trains within one minute of each other).
- Non-working bus timetable indicators (e.g. at Amersham Post Office stop).
- The current autumn Metropolitan line timetable will continue until Sunday 23<sup>rd</sup> December. Between Monday 24<sup>th</sup> and Saturday 29<sup>th</sup> December, revised services will operate. A new timetable will be operating from Sunday 30<sup>th</sup> December and the early closures on Mondays to Wednesdays between Aldgate and Wembley Park have now finished.

### **18/101 Step-Free Access at Amersham Station**

AW indicated that there was nothing new to report on this topic at present.

Initials .....

**18/102 TfL 2019 Fares Announcement**

Attention was drawn to the paper submitted to the meeting, which despite the heading “TfL pay as you go single fares frozen” suggesting a fares freeze for the third year running, actually masked a number of increases in other types of fares.

**18/103 Update on East – West Rail Link**

It had recently been discovered that a new road was planned to run alongside the restored East-West Rail Link, to be called the “Oxford-Cambridge Expressway”, 70% of which falls within Aylesbury Vale. AVDC has set up a web page and it is expected that central government will be pressed to consult more widely with public community and environmental groups than it has done so far.

**18/104 Meeting Dates for 2019**

The Meeting dates for 2019 are as follows:

- 8th January
- 19th February
- 2nd April
- 14th May
- 18th June
- 6th August
- 17th September
- 22nd October
- 10th December

All Meetings will be held in Chesham Town Hall starting at 7.30pm

**18/105 Any Other Business**

- AW reported that the parliamentary train which operates each weekday from South Ruislip to Paddington returning to High Wycombe in order for Chiltern Railways to maintain its running rights into Paddington has been discontinued wef 7<sup>th</sup> December 2018 due to HS2 requiring to block part of what is known as the “New North Main Line” from Old Oak Common to South Ruislip via Park Royal. However, a replacement service will in future run into Paddington via the Greenford Loop to preserve these rights.
- CE drew attention to the new OSI table published by TfL for Oyster users.
- CE also mentioned a recent article in “Modern Railways” regarding the new signalling of TfL’s sub-surface lines which include the Met.

**18/106 Date of Next Meeting**

Tuesday 8<sup>th</sup> January 2019 at Chesham Town Hall, at 7.30pm.

**Signature**

**Chairman**

Distribution Those Present + Apologies + Phil Folly + Jean Queripel + Mike Armstrong + Ray Delahunty + Bill Richards + Maria McGwynn + Andrew Bosi + Andrew McCallum + Roger Smith + Mark Shaw + Andy Clarke

## CHESHAM TOWN COUNCIL PLANNING APPLICATIONS 14<sup>th</sup> JANUARY 2019

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1)	<b>CH/2018/0240/DE</b>	<b>Springfield Road Industrial Estate Chesham</b>	<b>WATERSIDE</b>
<b>Description:</b>	Application for reserved matters following outline planning permission CH/2015/2020/OA for 55 dwellings with associated access, infrastructure and landscaping.		
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2)	<b>PL/18/4478/FA</b>	<b>Unit 1B Ind. Estate, Alma Road Chesham</b>	<b>VALE *</b>
<b>Description:</b>	Extension to existing warehouse unit and associated works		
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3)	<b>PL/18/4545/FA</b>	<b>29 Darvell Drive Chesham</b>	<b>ASHERIDGE VALE *</b>
<b>Description:</b>	Construction of rear dormer window		
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4)	<b>PL/18/4591/FA</b>	<b>30 Ashfield Road Chesham</b>	<b>HILLTOP *</b>
<b>Description:</b>	Retrospective application for single storey side extension		
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5)	<b>PL/18/4444/TP</b>	<b>Land between 13 &amp; 14 Four Oaks Chesham</b>	<b>RIDGEWAY *</b>
<b>Description:</b>	Oak(T1)-Crown reduction and crown lifting, tree protected by a Tree Preservation Order		
<hr/>			
6)	<b>PL/18/4466/FA</b>	<b>Chiltern Hills Academy Chesham</b>	<b>LOWNDES</b>
<b>Description:</b>	Creation of grass pitch and store. Construction of fence, barrier and entrance gates to grass pitch perimeter, installation of floodlights and hard standing.		
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7)	<b>PL/18/4468/FA</b>	<b>Field Acres Fare, Fullers Hill Chesham</b>	<b>ST MARY'S</b>
<b>Description:</b>	Conversion of outbuilding to dwellinghouse.		
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8)	<b>PL/18/4605/FA</b>	<b>29 Darvell Drive Chesham</b>	<b>ASHERIDGE VALE *</b>
<b>Description:</b>	Conversion of garage to habitable space.		

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## CHESHAM TOWN COUNCIL PLANNING APPLICATIONS 14<sup>th</sup> JANUARY 2019

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9)	<b>PL/18/4627/VRC</b>	<b>141 Hivings Hill Chesham</b>	<b>ASHERIDGE VALE</b>
<b>Description:</b>	Variation of condition 8 of CH/2018/0333/FA (Subdivision of single dwellings, with demolition of existing store/barn, part two storey/part first floor rear extension incorporating rear Juliet balconies, first floor infill extension and alterations to roof		
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10)	<b>PL/18/3823/SA</b>	<b>13 Milton Road Chesham</b>	<b>VALE *</b>
<b>Description:</b>	Application for a certificate of Lawfullness and proposed:vehicular access and new drive way to the front garden		
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11)	<b>PL/18/4559/FA</b>	<b>65 Lowndes Avenue Chesham</b>	<b>LOWNDES *</b>
<b>Description:</b>	Single storey front/side/rear extension		
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12)	<b>PL/18/4672/FA</b>	<b>26 Cheyne Walk Chesham</b>	<b>TOWNSEND *</b>
<b>Description:</b>	Part single/part two storey sron/side/rear extensions with loft conversion incorporating additional rear dormers and front rooflights. Conversion of garage into habitable space.		
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13)	<b>PL/18/4705/FA</b>	<b>55 Tylers Hill Road Chesham</b>	<b>TOWNSEND *</b>
<b>Description:</b>	Vehicular access		
<hr/>			
14)	<b>PL/18/4755/FA</b>	<b>347 Waterside Chesham</b>	<b>WATERSIDE *</b>
<b>Description:</b>	Demolition of existing outbuildings and erection of a single storey side/rear extension		
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15)	<b>PL/18/4739/FA</b>	<b>14 Sunnymead Avenue Chesham</b>	<b>NEWTOWN *</b>
<b>Description:</b>	Two storey side/rear extension, loft conversion incorporating rooflights and dormer. Single Storey rear extension to garage		

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## CHESHAM TOWN COUNCIL PLANNING APPLICATIONS 14<sup>th</sup> JANUARY 2019

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16) **PL/18/4761/FA** **19 Pulpit Close Chesham** **LOWNDES \***

**Description:** Single storey rear extension, conversion of loft incorporating front roof lights and rear dormer.

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17) **PL/18/4780/FA** **122 Botley Road Chesham** **TOWNSEND \***

**Description:** Single storey front, part single part two storey side extensions following the demolition of garage

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## CHESHAM TOWN COUNCIL PLANNING DECISIONS 14<sup>th</sup> JANUARY 2019

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1)	<b>PL/18/2238/HB</b>	<b>16-18 Germain Street Chesham</b>	<b>ST MARY'S</b>
<b>Description:</b>	Internal and external alterations to facilitate change of use to residential dwellings ( amendment to Listed Building Consent CH/2015/0869/HB)		
<b>Comments:</b>	The Committee recognises the importance of retaining this building and accepts the change of use subject to rigorous building control inspection and Historic Buildings consent.		
<b>Decision:</b>	Conditional consent		

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2)	<b>PL/18/3141/HB</b>	<b>The Forelands Punchbowl Lane Chesham</b>	<b>ST MARY'S</b>
<b>Description:</b>	Replace two metal Crittal windows for Sash wooden windows.		
<b>Comments:</b>	The Committee has no comments to make in respect of this application		
<b>Decision:</b>	Conditional Consent		

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3)	<b>PL/18/3267/HB</b>	<b>106 Church Street Chesham</b>	<b>ST MARY'S</b>
<b>Description:</b>	Listed Building consent for installation of wood burner flue.		
<b>Comments:</b>	The Committee has no comments to make in respect of this application		
<b>Decision:</b>	Conditional Permission		

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4)	<b>PL/18/3329/FA</b>	<b>Rowan Farm Hollow Way Lane Chesham</b>	<b>WATERSIDE</b>
<b>Description:</b>	Change of use of land and two existing storage sheds to dog kennels for boarding, including insertion of 58 dog pens into buildings		
<b>Comments:</b>	The Committee recommends REFUSAL of this application on the grounds of highway safety concerns and noise		
<b>Decision:</b>	Refuse Permission		

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5)	<b>PL/18/3615/FA</b>	<b>111 Church Street Chesham</b>	<b>ST MARY'S</b>
<b>Description:</b>	Re-cladding of an existing structure		
<b>Comments:</b>	The Committee has no comments to make in respect of this application		
<b>Decision:</b>	Conditional Permission		

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6)	<b>PL/18/3616/HB</b>	<b>111 Church Street Chesham</b>	<b>ST MARY'S</b>
<b>Description:</b>	Re-cladding of an existing structure		
<b>Comments:</b>	The Committee has no comments to make in respect of this application.		
<b>Decision:</b>	Conditional consent		

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## CHESHAM TOWN COUNCIL PLANNING DECISIONS 14<sup>th</sup> JANUARY 2019

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7)	<b>PL/18/3625/FA</b>	<b>55 Tylers Hill Road Chesham</b>	<b>TOWNSEND</b>
<b>Description:</b>	Two Storey side, single storey front and single storey rear extension following demolition of existing utility room		
<b>Comments:</b>	The Committee has no comments to make in respect of this applicaton.		
<b>Decision:</b>	Refuse Permission		
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8)	<b>PL/18/3384/FA</b>	<b>23 High Street Chesham</b>	<b>ST MARY'S</b>
<b>Description:</b>	Retail (Use Class A1) to self contained one bedroom flat (Use Class C3)		
<b>Comments:</b>	emailed councillor 26-10-18		
<b>Decision:</b>	Conditional Permission		
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9)	<b>PL/18/3385/HB</b>	<b>23 High Street Chesham</b>	<b>ST MARY'S</b>
<b>Description:</b>	Listed Building consent for internal alteratons and insertion of door to facilitate change of use of first floor from retail (Use Class A1) to self contained one bedroom flat (Use Class C3)		
<b>Comments:</b>			
<b>Decision:</b>	Conditional Consent		
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10)	<b>PL/18/3725/FA</b>	<b>8 Patterson Road Chesham</b>	<b>RIDGEWAY</b>
<b>Description:</b>	Single storey rear extension		
<b>Comments:</b>			
<b>Decision:</b>	Conditional Permission		
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11)	<b>PL/18/3730/TP</b>	<b>Howard Road industrial estate Chilton Road Chesham</b>	<b>VALE</b>
<b>Description:</b>	Crown reduction of six horse chestnuts, felling of two smaller horse chestnuts and height reduction of a lime tree - all protected by a Tree Preservation Order		
<b>Comments:</b>			
<b>Decision:</b>	Conditonal Permission		
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12)	<b>PL/18/3782/FA</b>	<b>45A Ridgeway Road Chesham</b>	<b>RIDGEWAY</b>
<b>Description:</b>	Replacement roof to allow for a loft conversion		
<b>Comments:</b>	The Committee has no comments to make in respect to this application.		
<b>Decision:</b>	Conditonal Permission		

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## CHESHAM TOWN COUNCIL PLANNING DECISIONS 14<sup>th</sup> JANUARY 2019

13)	<b>PL/18/3774/FA</b>	<b>61 Aylward Gardens Chesham</b>	<b>LOWNDES</b>
<b>Description:</b> Single storey side, rear and porch extensions. Pitched roof over existing garage with changes to side fenestration.			
<b>Comments:</b> The committee has no objections to this application			
<b>Decision:</b> Conditional Permission			
14)	<b>PL/18/3890/FA</b>	<b>25 Hivings Park Chesham</b>	<b>RIDGEWAY</b>
<b>Description:</b> Side and rear loft extension			
<b>Comments:</b> The committee recommends refusal of this application on the grounds of being overdevelopment bulk and being overlooking leading to a loss of privacy for adjoining properties. Moreover it will be out of keeping with all the other bungalows at this end of the cul-de-sac and may set a precedent for similar extensions effectively turning bungalows into houses.			
<b>Decision:</b> Conditional Permission			
15)	<b>PL/18/3914/FA</b>	<b>Waitrose Ltd The Backs Chesham</b>	<b>ST MARY'S</b>
<b>Description:</b> New roof top plant - condensers and a fan pump station			
<b>Comments:</b> The Committee has no comments to make in respect of this application			
<b>Decision:</b> Conditional Permission			
16)	<b>PL/18/3970/FA</b>	<b>5 Hill Farm Road Chesham</b>	<b>WATERSIDE</b>
<b>Description:</b> Demolition of conservatory and erection of part two storey, part single storey rear extension, widening of front dormer, front porch and changes to front fenestration			
<b>Comments:</b> The Committee has no objections to this application			
<b>Decision:</b> Conditional Permission			
17)	<b>PL/18/3979/SA</b>	<b>2 Chapmans Crescent Chesham</b>	<b>LOWNDES</b>
<b>Description:</b> Certificate of lawfulness for a proposed single storey extension			
<b>Comments:</b> The Committee has no additional information in respect to this application			
<b>Decision:</b> Cert of law for proposed dev or use issued			
18)	<b>PL/18/4036/FA</b>	<b>14 Longfield Road Chesham</b>	<b>LOWNDES</b>
<b>Description:</b> Single Storey side and rear extension to garage			
<b>Comments:</b> The Committee has no objections to this application			
<b>Decision:</b> Conditional Permission			

## CHESHAM TOWN COUNCIL PLANNING DECISIONS 14<sup>th</sup> JANUARY 2019

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19)	<b>PL/18/3972/FA</b>	<b>171 Hivings Hill Chesham</b>	<b>ASHERIDGE VALE</b>
<b>Description:</b>	Single storey rear extension and loft conversion		
<b>Comments:</b>	The Committee has no comments to make in respect of this application		
<b>Decision:</b>	Conditional Permission		
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20)	<b>PL/18/3991/FA</b>	<b>89 Chartridge Lane Chesham</b>	<b>LOWNDES</b>
<b>Description:</b>	Single storey porch to main entrance, replace two dormers to front elevation, changes to fenestration, re-tiling of the main roof with additional roof lights to rear and a new rendered finish to the existing facing brickwork.		
<b>Comments:</b>	The Committee raises NO OBJECTIONS to this application		
<b>Decision:</b>	Conditional Permission		
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21)	<b>PL/18/3462/FA</b>	<b>34A Bois Moor Road Chesham</b>	<b>WATERSIDE</b>
<b>Description:</b>	Construction of Car Port		
<b>Comments:</b>	The Committee has no comments in respect to this application.		
<b>Decision:</b>	Conditional Permission		
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22)	<b>PL/18/3795/FA</b>	<b>51 Lowndes Avenue Chesham</b>	<b>LOWNDES</b>
<b>Description:</b>	Erection of Chalet Bungalow		
<b>Comments:</b>	The Committee raises NO OBJECTIONS to this application on the understanding that the upstairs window in the east elevation is opaque glass to prevent overlooking of neighbours' garden		
<b>Decision:</b>	Refuse Permission		
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23)	<b>PL/18/4114/SA</b>	<b>Land South of Woodley Hill Chesham</b>	<b>WATERSIDE</b>
<b>Description:</b>	Application for certificate of lawfulness for proposed : Fence		
<b>Comments:</b>	The Committee has no additional information in respect to this application		
<b>Decision:</b>	Cert of law for proposed dev or use refused		

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**AGENDA ITEM NO : 8 – WHITETHORNS FARM,  
ASHLEY GREEN ROAD (PLANNING APPLICATION  
CH/2018/0679/FA)**

**Reporting Officer:** Bill Richards (01494 583824)

**Ward:** Newtown

**Summary**

1. To consider whether the Council wishes to make representations to the Secretary of State in respect of an appeal concerning the Agricultural building (Unit 2) at Whitethorns Farm, Ashley Green Road.

**Background Information**

2. The appeal relates to the following development which was refused planning permission by Chiltern District Council.

**Planning Application Ref:** CH/2018/0679/FA

**Proposed Development:** Agricultural Building (Unit 2) part retrospective involving alterations and retention of part of building the subject of enforcement notice 2015/00016/AB/EN/1.

**Location:** Ashley Green Road, Chesham, Bucks HP5 3PE.

3. At your Committee meeting of 26<sup>th</sup> February 2018 the following comment was made comment was made on the application:” The Committee **WELCOMES** the alterations forthcoming from the Enforcement notice. ”

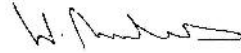
**Detailed Consideration**

4. The reasons for the District Council’s refusal of planning permission and the Appellant’s grounds of appeal are available for viewing on the following link and entering application reference number CH/2018/0679/FA  
<https://pa.chilternandsouthbucks.gov.uk/online-applications/>
5. The Secretary of State has given notice that the appeal is to be determined on the basis of **written representation**. Any comments, or modification/withdrawal of previous representation must be received by the Planning Inspectorate by 1 February 2019 to [East1@pins.gsi.gov.uk](mailto:East1@pins.gsi.gov.uk)

Report of the Officers to a meeting of the PLANNING  
Committee on Monday 14<sup>th</sup> January 2019

**Recommendation**

**The Committee is invited to decide if it wishes to make any further comments on  
this application.**



Bill Richards  
Town Clerk

**AGENDA ITEM NO : 9 – LAND AT, WOODLEY HILL  
(PLANNING APPLICATION PL/18/2681/OA)**

**Reporting Officer:** Bill Richards (01494 583824)

**Ward:** Waterside

**Summary**

1. To consider whether the Council wishes to make representations to the Secretary of State in respect of an appeal concerning the Land at, Woodley Hill Chesham, Buckinghamshire.

**Background Information**

2. The appeal relates to the following development which was refused planning permission by Chiltern District Council.

**Planning Application Ref:** PL/10/2681/OA

**Proposed Development:** Outline application for the erection of a dwelling with off road parking.

**Location:** Land at, Woodley Hill, Chesham, Buckinghamshire.

3. At your Committee meeting of 26<sup>th</sup> February 2018 the following comment was made comment was made on the application:” The Committee recommends REFUSAL of this application on the grounds of overdevelopment and being out of keeping with the existing street scene. ”

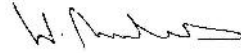
**Detailed Consideration**

4. The reasons for the District Council’s refusal of planning permission and the Appellant’s grounds of appeal are available for viewing on the following link and entering application reference number PL/10/2681/OA  
<https://pa.chilternandsouthbucks.gov.uk/online-applications/>
5. The Secretary of State has given notice that the appeal is to be determined on the basis of **written representation**. Any comments, or modification/withdrawal of previous representation must be received by the Planning Inspectorate by 17 January 2019 to [West2@pins.gsi.gov.uk](mailto:West2@pins.gsi.gov.uk)

Report of the Officers to a meeting of the PLANNING  
Committee on Monday 14<sup>th</sup> January 2019

**Recommendation**

**The Committee is invited to decide if it wishes to make any further comments on  
this application.**



Bill Richards  
Town Clerk

# CHESHAM TOWN COUNCIL

## INFORMATION SHEET FOR COUNCILLORS TO THE PLANNING COMMITTEE MEETING OF THE 14<sup>TH</sup> JANUARY 2019

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### **18. Prior Notification – Romain Family Properties, Chesham – PL/18/4457/PNO**

Prior Notification under Class 0 of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development)(England)Order 2015 – Change of Use from office (Use Class B1(a))to one residential unit (Use Class C3)

### **19. Prior Notification – Mr P Morgan, 126 High Street(first floor), Chesham – PL/18/4668/PNO**

Prior Notification under Class 0 of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development)(England)Order 2015 – Change of Use from office (Use Class B1(a)) to two residential units (Use Class C3)

### **20. Prior Notification – Urban Front, Unit 4, Chesham Business Park, 18 Higham Road, Chesham – PL/18/4703/PNL**

Prior Notification under Class PA of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development)(England) Order 2015-Change of Use from light industrial Use Class B1(c)) to two residential units (use class C3)