

Chesham Town Council

Bill Richards
Town Clerk



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16th March 2020

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 23rd MARCH 2020 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 3rd February 2020.
4. To receive and consider the Minutes of the Chesham & District Transport Users' Group meeting of 18th February 2020.
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.
6. To receive and consider decision notices received from Chiltern District Council since the last meeting of the Committee.
7. Information Items

Yours sincerely,

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

Bill Richards
Town Clerk

Publication Date: 16th March 2020



Chesham Town Council

continued . . .



| <u>Councillor</u> <u>Circulation</u> |
|--------------------------------------|
| Councillor Qaser Chaudhry |
| Councillor Peter Hudson |
| Councillor Tony Franks |
| Councillor Noel Brown |
| Councillor Roderick McCulloch |
| Councillor Diana Varley |
| Councillor Alan Bacon |
| Councillor Nick Southworth |
| Councillor Joseph Baum |

CHESHAM & DISTRICT TRANSPORT USERS' GROUP

Minutes of a Meeting held at
Chesham Town Hall on
Tuesday, 18th February 2020 at 7.30pm

Present:

Alan Wallwork (Secretary & Acting (AW)
Chairman)
Cllr.Nick Southworth (CTC rep) (NS)

In Attendance:

Ralph Adam (RA)
Janice Gardner (JG)
Mimi Harker (MH)
Ralph Hilsdon (RH)
Michael Richards (MR)
Maureen Winders (MW)
Brian Wright (BW)

Action

20/14 Apologies for Absence and Welcome

Apologies were received from Chris Emery (CE), Cllr.Rod McCulloch, Mark Brookes, Maria Jarmola, Georgina Lomnitz, Sandra Milton, Andrea Polden, Jenny Richardson and Carolyn Spencer.

AW welcomed MH to the Meeting, who was attending for the first time.

20/15 Minutes of the Meeting of 7th January 2020

The Minutes of the Meeting held on 7th January 2020 were approved and signed.

20/16 Matters Arising

- The proposed visit to Chesham signal box, was unlikely to happen.
- AW reported that he had contacted Cheryl Gillan MP who had agreed to write to LU/TfL in an effort to get the fast off-peak services from Chesham restored.
- The lack of sufficient entry / exit gates at Chesham Station would be reported on by CE at the next Meeting.

AW

CE

20/17 Treasury Matters

In the absence of CE, this item was deferred to the next Meeting.

20/18 Federation of Met Line User Committees Association (FOMLUC)

The meeting considered and discussed CE's Notes of the FOMLUC meeting with Met Line management on 16th January 2020.

20/19 Ongoing Operational Issues

The following issues were discussed:-

- RA reported that the best updates on current service on the Met Line were the regular Tweets from LU. However, the advice emanating from those Tweets for passengers travelling to Chesham when no train shows on the board, is to take the first northbound train and change at Moor Park !
- RA reported a recent event in which a Chesham train changed to an Uxbridge and changed again 4 times in total during its journey.

Initials

- RA reported ongoing S stock issues with 'Door Not in Use' lights coming on without anything being amiss. Also in those circumstances, the driver is then unable to make announcements as the intercom doesn't work.
- It was reported that all S stock mods had now been completed.
- AW reported that it had been announced earlier in the day that Bombardier is in negotiations to sell its rail business to Alstom, therefore the future of the Derby works was now under threat.
- MH reported that her husband had developed a software program and a video camera which he hoped would be of interest to LU/TfL.
- RA reported that all Network Rail stations now had suicide guards on duty.

20/20 Step-Free Access at Amersham Station

AW reported that against all the odds and without warning, a prefabricated structure had been craned in place and installed overnight at Amersham Station in January. However, it now needed to have the lifts and emergency staircase fitted. Spring 2020 was still the deadline.

MH outlined proposals for a plaque to be affixed to it, to commemorate the life of Joshua Langley, an Amersham Action Group campaigner whose work had been vital in securing this SFA but who had sadly passed away before its completion. She also outlined plans for an official opening using two celebrities and AW undertook to raise these suggestions with LU/TfL.

AW

20/21 East-West Railway Update

The meeting discussed the proposals contained in two papers circulated with the Agenda, from which it was noted that the preferred route for the final central section had now been agreed and the environmental criticisms from RSPB were also studied.

20/22 LU Station Updates

For those travelling to Harold Wood or Brixton, station updates were noted.

20/23 London Overground Ticket Office Closures

AW reminded the Meeting that following LU's decision to close most of the Ticket Offices on the Underground apart from the ones at major London stations, LO was now doing the same having taken over some of the former BR lines such as those to Cheshunt, Enfield, Chingford etc.

20/24 Any Other Business

- Following a request from BW, it was agreed that Buses should be a permanent Agenda item for future Meetings.
- MR reported substantial late running over several days in recent weeks on the 105 from Uxbridge, which AW corroborated from his experiences too.
- MW reported an incident of surly teenagers abusing station staff at Chalfont & Latimer recently.
- RA mentioned the introduction of a new fast bus service, the X140 from Harrow on the Hill to Heathrow.

AW

20/25 Date of Next Meeting

Tuesday 8th April 2020 at Chesham Town Hall, at 7.30pm.

Signature

Distribution

Chairman

Those Present + Apologies + Peter Crabb-Wyke + Anthony Wood + Mike Armstrong + Ray Delahunty + Bill Richards + Maria McGwynn + Colette Littley + Andrew Bosi + Andrew McCallum + Roger Smith + Mark Shaw + Andy Clarke

Initials

CHESHAM TOWN COUNCIL PLANNING APPLICATIONS 23RD MARCH 2020

| | | | |
|--|----------------------|---|------------------|
| 1) | PL/19/4468/FA | Field Acres Farm, Fullers Hill Chesham | ST MARY'S |
| Description: Change of use of land from agriculture to processing and drying of firewood with installation of containers and log burners (retrospective) | | | |
| 2) | PL/20/0157/FA | 18 Pulpit Close Chesham | LOWNDES |
| Description: Detached shed to front of property (Retrospective). | | | |
| 3) | PL/20/0184/EU | 31 Cheyne Walk Chesham | TOWNSEND |
| Description: Application for a Certificate of Lawfulness for existing: Grass front garden has been resurfaced with porous gravel together with a view vehicular access. | | | |
| 4) | PL/20/0214/SA | 14 Vale Road Chesham | VALE |
| Description: Application for a Certificate of Lawfulness for Proposed: Loft conversion incorporating a front rooflight, two rear dormers and a juliet balcony. | | | |
| 5) | PL/20/0252/FA | 61 Berkley Avenue Chesham | LOWNDES |
| Description: Single storey rear extension, single storey side extensions, loft conversion with dormer window and rooflights | | | |
| 6) | PL/19/3725/FA | Carphone Warehouse - 39-41 High Street Chesham | ST MARY'S |
| Description: Change of use to drinking establishment (Use Class A4) | | | |
| 7) | PL/20/0268/EU | 300 Berkhamstead Road Chesham | NEWTOWN |
| Description: Application for a Certificate of Lawfulness for existing use:Rear dormer | | | |

CHESHAM TOWN COUNCIL PLANNING APPLICATIONS 23RD MARCH 2020

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| 8) | PL/20/0281/FA | 14 Partridge Close Chesham | NEWTOWN |
| Description: Single storey rear extension | | | |
| 9) | PL/20/0314/EU | 300A Berkampstead Road Chesham | NEWTOWN |
| Description: Application for a Certificate of Lawfulness for existing use: Rear dormer | | | |
| 10) | PL/20/0329/FA | Unit 3-4 Phoenix Business Centre Chesham | TOWNSEND |
| Description: Erection of an additional floor to the existing office building and insertion of front and rear rooflights. | | | |
| 11) | PL/20/0413/SA | 448 Waterside Chesham | WATERSIDE |
| Description: Application for a certificate of Lawfulness for proposed: Extension to garden outbuilding ancillary to the existing house. | | | |
| 12) | PL/20/0423/FA | 188 Chartridge Lane Chesham | LOWNDES |
| Description: Demolition of stable to erection of office/garden room with decking. | | | |
| 13) | PL/20/0426/FA | Two Gates, 301-303 Waterside Chesham | WATERSIDE |
| Description: Two storey and first floor rear extension and balcony | | | |
| 14) | PL/20/0301/FA | 9 Windsor Road Chesham | RIDGEWAY |
| Description: Application for a certificate of Lawfulness for proposed: New vehicular access | | | |
| 15) | PL/20/0270/OA | Chesham Repair Services, 22 Bellingdon Road | LOWNDES |
| Description: Outline application for the demolition of the existing building and the redevelopment of the site to provide 9 apartments. | | | |

CHESHAM TOWN COUNCIL PLANNING APPLICATIONS 23RD MARCH 2020

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| 16) | PL/20/0093/FA | 1 Broadview Road Chesham | RIDGEWAY |
| Description: Ground floor front extension & first floor dormer front extension | | | |
| 17) | PL/20/0448/SA | 24 Fair Leas Chesham | ASHERIDGE VALE |
| Description: Single storey rear extension and conversion of garage to habitable room | | | |
| 18) | PL/20/0487/FA | 8 Lynton Road Chesham | VALE |
| Description: Single storey side extension and alterations to doors at rear elevaton, loft conversion with front and rear dormers and demolition of existing garage. | | | |
| 19) | PL/20/0616/PIP | Land To Rear Of 18 Botley Road Chesham | TOWNSEND |
| Description: Application for permission in priciple for erection of a minimum of 2 dwellings and a maximum of 4 dwellings | | | |
| 20) | PL/20/0254/FA | 131 Hivings Hill Chesham | ASHERIDGE VALE |
| Description: Demolition of existing dwelling and garage and erection of a new dwelling and detached garage | | | |
| 21) | PL/20/0500/FA | 52 Severalls Avenue Chesham | NEWTOWN |
| Description: Single storey rear extension and loft conversion incorporating rear dormer window and front rooflights | | | |
| 22) | PL/20/0520/FA | 7 Sayward Close Chesham | NEWTOWN |
| Description: Single storey side/front extension and enlargement of rear patio door | | | |

CHESHAM TOWN COUNCIL PLANNING APPLICATIONS 23RD MARCH 2020

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| 23) | PL/20/0527/FA | 91 Mount Nugent Chesham | RIDGEWAY |
| Description: Two storey side/rear extension | | | |
| 24) | PL/20/0544/SA | 73 Broad Street Chesham | TOWNSEND |
| Description: Application for a Certificate of Lawfulness for proposed:Loft conversion incorporating rear dormer window and front rooflights | | | |
| 25) | PL/20/0545/FA | 73 Broad Street Chesham | TOWNSEND |
| Description: Loft conversion incorporating front and rear dormer windows | | | |
| 26) | PL/19/4478/FA | 300 & 300A Berkhamstead Road Chesham | NEWTOWN |
| Description: Increase of height of the roof ridge and retention of rear dormers. | | | |
| 27) | PL/20/0424/FA | 22 Codmore Crescent Chesham | HILLTOP |
| Description: Conversion of garage to habitable accommodation with raising of roof height and part side/rear extension. | | | |
| 28) | PL/20/0579/FA | 29 Asheridge Road Chesham | ASHERIDGE VALE |
| Description: Single storey side extension | | | |
| 29) | PL/20/0620/FA | 76 Lowndes Avenue Chesham | LOWNDES |
| Description: Single storey rear and side extensions and garage conversion. | | | |
| 30) | PL/20/0589/FA | 64 The Broadway Chesham | ST MARY'S |
| Description: Installation of new aluminium shopfront and display of advertisements | | | |

CHESHAM TOWN COUNCIL PLANNING APPLICATIONS 23rd MARCH 2020

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| 31) | PL/20/0590/AV | 64 The Broadway | ST MARY'S |
| Description: No.1 alluminium illuminated fascia sign with troughlight over. 1 no. illuminated projecting sign | | | |
| 32) | PL/20/0595/FA | 44 Alma Road Chesham | VALE |
| Description: Single storey rear extension with raised patio and new boundary wall/fence to side | | | |
| 33) | PL/20/0645/FA | 22 Hampden Avenue | LOWNDES |
| Description: Single storey rear extension and first floor side extension | | | |
| 34) | PL/20/0666/FA | 76 Lye Green Road Chesham | HILLTOP |
| Description: Erection of new build house with detached garage to the rear of 76 Lye Green Road, new access drive, extension of dropped kerb to the site entrance. | | | |
| 35) | PL/20/0677/FA | Halfway House Farm Missenden Road Chesham | ST MARY'S |
| Description: Demolition of existing agricultural barn (lean-to) and erection of new agricultural barn. | | | |
| 36) | PL/20/0678/FA | Halfway House Farm Missenden Road Chesham | ST MARY'S |
| Description: New 25m x 60m menage | | | |
| 37) | PL/20/0692/FA | 46 Gladstone Road Chesham | TOWNSEND |
| Description: Garage to rear of garden | | | |
| 38) | PL/20/0713/FA | 15 Kirtle Road Chesham | TOWNSEND |
| Description: Single storey side extension | | | |

CHESHAM TOWN COUNCIL PLANNING DECISIONS 23RD MARCH 2020

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| 1) | PL/19/1342/EU | The Olde Dairy Renovated Barn Lee Farm, 123 Botley Rd Chesham | TOWNSEND |
| Description: Application for a Certificate of Lawfulness for existing: Use of building for 4+ years in continuous use as a dwellinghouse | | | |
| Comments: The Committee has no additional information in respect to this application | | | |
| Decision: Part approve/refuse- EXISTING Cert of law | | | |
| 2) | PL/19/1343/EU | Mobile Home at Lee Farm 123 Botley Road Chesham | TOWNSEND |
| Description: Application for a Certificate of Lawfulness for existing: Installation of caravan for 10+ years and use for residential accommodation for at least 4+ years in continuous use | | | |
| Comments: The Committee has no additional information in respect to this application | | | |
| Decision: Part approve/refuse- EXISTING Cert of law | | | |
| 3) | PL/19/2243/FA | St. Marys Church, Church Street Chesham | ST MARY'S |
| Description: Re-positioning of the existing stone piers and gates to enable emergency service and maintenance vehicle access and widening of existing gates. | | | |
| Comments: The Committee has no comments to make in respect to this application | | | |
| Decision: Conditional Permission | | | |
| 4) | PL/19/2261/FA | Aerial Facilities Ltd, Aerial House Asheridge Road Chesham | ASHERIDGE VALE |
| Description: Redevelopment of the site to provide 12 industrial units (Use Class B8 - Storage and distribution) with associated access, parking, fencing and landscaping. | | | |
| Comments: The Committee has NO OBJECTIONS to this application but raises its concerns on the intensification of traffic and transportation and particularly the ability of the site to accommodate larger transport lorries. | | | |
| Decision: Conditional Permission | | | |
| 5) | PL/19/3006/FA | Land at Rear of and adjacent to 212 Chartridge Lane Chesham | LOWNDES |
| Description: Construction of two detached dwellings to land at rear of, and adjacent to 212 Chartridge Lane. Provision of associated vehicular access and amenity space. | | | |
| Comments: The Committee recommends REFUSAL of this application on the grounds of overdevelopment and backland development; the impact on the amenity upon neighbouring properties and concerns that the narrow access lane does not meet minimum highway standards. | | | |
| Decision: Conditional Permission | | | |

CHESHAM TOWN COUNCIL PLANNING DECISIONS 23RD MARCH 2020

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| 6) | PL/19/3435/FA | 78 Gladstone Road Chesham | TOWNSEND |
| Description: | Detached garage | | |
| Comments: | The Committees comments to follow. | | |
| Decision: | Withdrawn | | |
| 7) | PL/19/3927/FA | Orange Base Station, Ashley Green Road Chesham | NEWTOWN |
| Description: | Replacement of a 20m column with a new 20m column, additional cabinets and ancillary development. | | |
| Comments: | The Committee has NO OBJECTIONS to this application | | |
| Decision: | Conditional Permission | | |
| 8) | PL/19/3687/SA | 122 Bellingdon Road Chesham | ASHERIDGE VALE |
| Description: | Loft conversion with L-shaped rear dormer. | | |
| Comments: | The Committee raises its concerns that the conversion will be out of keeping with the existing street scene. | | |
| Decision: | Cert.of law for proposed dev/use refused | | |
| 9) | PL/19/4059/FA | 79 Lowndes Avenue Chesham | LOWNDES |
| Description: | Single storey side/rear extension and conversion of garage to habitable space. | | |
| Comments: | The Committee has NO OBJECTIONS to this application. | | |
| Decision: | Conditional Permission | | |
| 10) | PL/19/4096/FA | Unit 6 and 7 Phonix Business Centre Higham Road Chesham | TOWNSEND |
| Description: | Change of use of two units to form four apartments, addition of rooflights to front and rear elevations and amendments to existing fenestration. | | |
| Comments: | The Committee has NO OBJECTIONS to this application subject to the dimensions of the parking bays being of the minimum standards | | |
| Decision: | Conditional Permission | | |
| 11) | PL/19/4136/FA | 8 Wannions Close Chesham | TOWNSEND |
| Description: | Single storey rear extension, garage conversion and front porch. | | |
| Comments: | The Committee has no comments on this application. | | |
| Decision: | Conditional Permission | | |

CHESHAM TOWN COUNCIL PLANNING DECISIONS 23RD MARCH 2020

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| 12) | PL/19/4186/FA | Hillcroft, 21 Ashley Green Road Chesham | NEWTOWN |
| Description: | Double storey side extension and new car port | | |
| Comments: | The Committee raises its concern on development in an area designated as Green Belt and AONB and would wish to see the evidence of 'exceptional circumstances' to allow such works to be permitted. | | |
| Decision: | Conditional Permission | | |
| 13) | PL/19/4210/SA | 65 Lowndes Avenue Chesham | LOWNDES |
| Description: | Certificate of Lawfulness for proposed vehicular access | | |
| Comments: | The Committee has no additional information in respect to this application but would wish to see a semi-permeable surface if progressed. | | |
| Decision: | Cert of Law for Proposed dev or use refused | | |
| 14) | PL/19/4212/SA | 26 Botley Road Chesham | TOWNSEND |
| Description: | Application for a Certificate of Lawfulness for proposed: Replacement single storey rear extension | | |
| Comments: | The Committee has no additional information in respect to this application | | |
| Decision: | Cert of law for proposed dev or use issued | | |
| 15) | PL/19/4284/SA | 18 Moor Road Chesham | WATERSIDE |
| Description: | Application for a Certificate of Lawfulness for proposed: Loft conversion with rear dormer and roof lights on front elevation | | |
| Comments: | The Committee has no comments on the application. | | |
| Decision: | Cert of law for proposed dev or use issued | | |
| 16) | PL/19/4325/SA | 62 Berkeley Avenue Chesham | LOWNDES |
| Description: | Certificate of Lawfulness for proposed: Outbuilding for agricultural vehicles | | |
| Comments: | The Committee questions the need for such a building within a residential garden and expresses concern on the possibility of it being turned into a residential outbuilding in the future. | | |
| Decision: | Cert of law for proposed dev or use issued | | |
| 17) | PL/19/4326/FA | Halcyon, Lycome Road Chesham | NEWTOWN |
| Description: | Single storey side extension in addition to front and rear dormers | | |
| Comments: | The Committee has NO OBJECTIONS to this application. | | |
| Decision: | Conditional Permission | | |

CHESHAM TOWN COUNCIL PLANNING DECISIONS 23RD MARCH 2020

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| 18) | PL/20/0057/KA | The Rectory, Church Street Chesham | ST MARY'S |
| Description: | Tree works in accordance with a submitted schedule - all within a Conservation Area | | |
| Comments: | The Committee defers to the comments of the District Council's Tree Officer but would like to emphasise the significance of the trees to the street scene and the possibility to damage nearby amenities. | | |
| Decision: | TPO shall not be made | | |
| 19) | PL/19/4457/FA | 14 Wey Lane Chesham | ST MARY'S |
| Description: | Removal of existing single storey rear porch, amendments/addition to ground floor rear and side fenestration and installation of proposed rear dormer. | | |
| Comments: | The Committee has NO OBJECTIONS to this application. | | |
| Decision: | Conditional Permission | | |
| 20) | PL/20/0116/PIP | Land rear of 18 Botley Road Chesham | TOWNSEND |
| Description: | Permission in Principle for residential development of 4 dwellings | | |
| Comments: | The Committee recommends REFUSAL of this application on the grounds of inadequate access and traffic concerns; being out of keeping with and area of special character; overbearing on and overlooking to the property at no.20 and inappropriate development in close proximity to the Green Belt. | | |
| Decision: | Withdrawn | | |
| 21) | PL/20/0122/TP | 21 Stanley Avenue Chesham | LOWNDES |
| Description: | Crown reduction of a Sycamore (T1) and an Ash tree (T2) protected by a Tree Preservation Order. | | |
| Comments: | The Committee defers to the comments of the District Council's Tree Officer. | | |
| Decision: | Conditional Permission | | |
| 22) | PL/20/0142/FA | 27 Codmore Crescent Chesham | HILLTOP |
| Description: | Removal of existing Chimney, insertion of a roof window and Juliette balcony. | | |
| Comments: | The Committee has NO OBJECTIONS to this application. | | |
| Decision: | Conditional Permission | | |
| 23) | PL/20/0153/FA | 18 Upland Avenue Chesham | RIDGEWAY |
| Description: | Demolition of existing outbuildings, erection of part two storey, part single storey side and rear extension, front porch, alterations to windows and doors. | | |
| Comments: | The Committee has no comments on the application. | | |
| Decision: | Refuse Permission | | |

CHESHAM TOWN COUNCIL PLANNING DECISIONS 23RD MARCH 2020

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| 24) | PL/20/0190/KA | Nat West Bank Plc, 13-15 High Street Chesham | ST MARY'S |
| Description: | T1 and T2 - Sycamores - remove both trees within a Conservation Area | | |
| Comments: | The Committee recommends REFUSAL of this application as it does not support the loss of such important, well-established trees in the town centre which is at variances with our Environment Policy. If the District Council do insist on their removal, the Committee would wish to see very substantial trees replacing them. | | |
| Decision: | TPO shall not be made | | |

CHESHAM TOWN COUNCIL

INFORMATION SHEET FOR COUNCILLORS TO THE PLANNING COMMITTEE MEETING OF THE 23rd MARCH 2020

12. Prior Notification – PL/20/0417/PNO Redwood Projects LTD. 34 Germain Street.

Prior Notification under Class O of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 – Change of use from offices (B1) to 30 flats (Use Class C3)

13. Planning application PL/19/2243/FA St. Marys Church.

Change of description to include words in bold – Re-positioning of the existing stone piers and gates to enable emergency service and maintenance vehicle access **and widening of existing gates.**

14. Planning application PL/19/1064/FA Appeal.

Application for 6 Warrender Road for retention of existing house, erection of 4 detached dwellings, detached single storey pitched roof car ports, formation of vehicular access and associated works.

The planning inspectorate in Bristol has now made a decision: Appeal Dismissed

15. Prior Notification PL/20/0700/PNE 51 Deansway.

Notification of proposed single storey rear extension; depth extending from the original rear wall of 4 meters, a maximum height of 3 metres and a maximum eaves height of 3 metres.

16. Waste Provision for Permitted Developments.

Further to the Planning Committee of the 3rd February 2020 (Minute No 61), the Clerk wrote to Chiltern District Council the following:

‘While appreciating your website asks developers to submit details for waste provision, Chesham Town Council would like to see the Planning Authority being more proactive in this area, particularly with the proliferation of Permitted Developments in our town.’

The reply from the Planning Area Team Leader was as follows:

'I do appreciate the issues that the various developments cause which are "permitted development". Sadly, the lack of waste provision is an all too common problem with, commonly, office to residential permitted development rights. The short answer to the point you raise is that, as no planning permission is required for these types of conversion, we have no jurisdiction as a Local Planning Authority to consider waste provision for such schemes – i.e. we can't object even if no waste storage facilities are provided, as the legislation does not allow us to. So it then falls to our waste team to try and find ways of providing waste receptacles for each converted property.

Incidentally, such permitted development schemes also bypass the normal planning controls over size of the units, living conditions, quality, and also affordable housing provision. These rights to convert buildings without requiring a planning application were introduced by Government in 2013, seemingly as a "quick fix" to boost housing numbers. There have been numerous representations to Government from planning bodies, Councils (including ourselves), and architecture/design bodies, expressing concerns about housing quality from such schemes (including lack of waste provision), and the Government announced in April last year that it would review the rights. That review was expected to be completed by the end of 2019, but I've not seen anything yet, so I expect it was delayed slightly. But that should hopefully provide some measures to improve the quality of such housing, which can certainly be lacking and, being out of Councils' control, is a source of frustration to all!

I hope that is helpful, albeit perhaps not providing an immediate answer to your concern.'