

CHESHAM TOWN COUNCIL

MINUTES of the meeting of the DEVELOPMENT CONTROL COMMITTEE

held on Monday 17th December 2012

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

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

Officer: W. Richards - Town Clerk

An apology for absence was received from Councillor M. W. Shaw.

73. DECLARATIONS OF INTEREST

Councillor Mrs Juett declared a non-pecuniary interest in planning application CH/12/1779/VRC as a member of Chess Vale Bowls Club and in agenda item 6 as a resident of Hivings Hill.

Councillors Brown and Mrs Pirouet declared a non-pecuniary interest in agenda item 4 as Members of Chiltern District Council's Planning Committee.

Councillor Brown declared a non-pecuniary interest in agenda item 7 as a Member of Buckinghamshire County Council.

74. MINUTES

It was

RESOLVED

that the Minutes of the meeting of the Development Control Committee held on Monday 26th November 2012 be confirmed and signed by the Chairman as a true record.

75. 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.

In respect of planning application CH/12/1779/VRC, the Chairman called for a vote to determine whether the Council wished to recommend refusal of this application and this was agreed by 4 votes to 3 with 6 abstentions.

76. **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.

77. **SPEEDING IN HIVINGS HILL**

The Committee was presented by a petition signed by 149 residents addressed to Councillor Peter Hardy, Portfolio Holder for Planning and Transportation at Buckinghamshire County Council, requesting action to reduce speeding in Hivings Hill. It was agreed that the Mayor should send it on with the Council's approval.

Councillor Spruytenburg then spoke in support of the petition highlighting the many near accidents and deaths of pets that had occurred in Hivings Hill due to speeding. He opined that the lack of a footpath on the western side added to the safety concerns and that joining the road from Valley View was particularly hazardous. Councillor Mrs Juett concurred with this by saying that, as a resident, she was nearly hit by a speeding car when simply opening her own vehicle. She also reported that a number of wing mirrors had been damaged when speeding cars had clipped the many parked vehicles in the road. Councillor Lacey remarked that residents from his ward had often complained that it was dangerous to enter Belmont Road due to the speed vehicles were travelling down Hivings Hill.

Councillor Bacon stated that, as a regular user of this particular highway, he agreed that the speed limit should be enforced. However he stated that it was important for statistical evidence to be collated before the Council considered a financial bid for a permanent speed indicating sign, so strongly recommended that volunteers borrow and utilise a Speed Detection Radar from Thames Valley Police first and monitor the vehicles' speeds themselves. The Committee agreed that this was a sensible course of action, though Councillor Hudson pointed out that Waterside residents had been frustrated in their attempt to borrow the Speed Detection Radar as, apparently, it had not been working for a number of months.

It was

RESOLVED

that the Clerk contact Thames Valley Police requesting the use of the Speed Detection Radar to monitor speeds in Hiving Hill and the subsequent results from its use be reported back to this Committee.

Note: Councillor Mrs Littley left the meeting at 8.30pm

78. **PARKING REVIEW AND DELEGATED BUDGET BIDS**

Members considered the notes of the Highways Working Party held on the 5th December and agreed its recommendations, save that Kirtle Road be added to the list of roads to be considered in the parking review.

The Committee briefly discussed whether the Council should direct Jacobs Ringway in specific matters pertaining to the review such as potentially reducing the length of current yellow lines but agreed with Councillor Bacon that it would be prudent not to lead the independent consultants on possible solutions. Councillor Brown emphasised the importance of making this the first priority for the Council in respect to a Local Area Forum (LAF) funding bid.

In regard to the Chesham and Chiltern Villages Local Area Forum and the Delegated Budget, Councillor Wilson advised that, while the budget had not been finalised for 2013/14, it appeared that monies for transport schemes from the LAF would be restricted to around £30,000, with further monies available for other schemes that fitted the LAF's locally determined priorities. Having noted the closing date for submission of bids was the end of January 2013, it was agreed that the Clerk should circulate the LAF's priorities to Members and that possible bid schemes be submitted to him before the next Development Control Committee meeting, where the matter would be considered anew. Councillor Hudson opined that a previous bid to install grasscrete or apply tarmac to Blackhorse Avenue verges should be considered for resubmission as the problems had worsened.

It was

RESOLVED

1. That the Committee agrees to submit a Local Area Forum Delegated Budget bid based on the recommendations of the Highways Working Party with the addition of Kirtle Road.
2. That Members be encouraged to submit possible Delegated Budget/Local Area Forum funding bids to the Clerk for consideration at the Development Control Committee meeting of the 14th January 2013.

79. **RESPONSE TO CHILTERN DISTRICT COUNCIL'S DEVELOPMENT DELIVERY PLAN DOCUMENT CONSULTATION AND THE GOVERNMENT'S CONSULTATION ON PERMITTED DEVELOPMENT RIGHTS**

Members considered the notes of the Neighbourhood Plan Working Party held on the 4th December and its draft response, both to the latest correspondence from the Planning Project Officer at Chiltern District Council pertaining to the Development Delivery Plan Document and the Government's consultation on Permitted Development rights.

Members were happy with both draft responses and it was

RESOLVED

1. That the Neighbourhood Plan Working Party draft response to the latest Chiltern District Council letter, as presented, be agreed as the official Council response.
2. That the Neighbourhood Plan Working Party draft response to the Department of Communities and Local Government's consultation on extending permitted development rights as presented, be agreed as the official Council response.

Note: Councillor Miss Bhatti left the meeting at 8.50pm

80. **UPDATE ON HS2**

The Chairman, Councillor Mrs Cherrill, gave a brief update on matters pertaining to HS2 as it may affect Chesham. She opined that while the local M.P., Mrs Cheryl Gillan, had recently received confirmation that the B485 in and out of Chesham would not be used for construction traffic, there were still issues that were of concern to Chesham residents that needed addressing.

A debate then took place on what exactly was the Council's current position and whether a further position statement was required. Members were reminded that the Council had originally endorsed a response to the initial consultation compiled by Councillor Franks which was broadly in opposition to the HS2 proposals. It was agreed that this consultation response should be re-circulated to Members and placed on the Council's website for the public's information.

As regards a further position statement, it was accepted that putting out potentially inaccurate and alarmist statements at this stage may have a damaging effect on house prices. Accordingly it was agreed to wait until after the Judicial Review, due in the New Year, before the Committee considered whether it would like to request that the Mayor calls an Open Public Meeting on the topic and in the meantime, the Clerk attempts to convene another bilateral meeting with HS2 representatives for an update and, particularly, press for progress on the promised Environmental Statement from HS2.

It was

RESOLVED

1. That the Council's original response to the HS2 consultation be placed on the Council's website.
2. That the Clerk be requested to convene another bilateral meeting with HS2 representatives in the near future.

81. **INFORMATION ITEMS**

The items presented on the Information Sheet were received and noted.

Councillor Brown also advised of a road closure in Botley Road on the 2nd January which

would result in a significant diversion for motorists accessing the town from that direction.

82. **CLOSE OF MEETING**

The meeting closed at 9.00pm.

CHAIRMAN

CHESHAM TOWN COUNCIL PLANNING COMMENTS 17TH DECEMBER 2012

1) **CH/12/1702/FA** **Housing Solutions Ltd** **Cameron House Cameron Road Chesham** **HILLTOP**

Description: Demolition of Cameron House and Endeavour Nursery and erection of 62 bed care home with associated hardstanding, land level alterations and retaining walls, waste and cycle stores, railings and fencing, pergola, gazebo, raised planters/bed, lamp posts and bollard lighting and new vehicular access and speed hump to service road.

The Committee raises **NO OBJECTIONS** to this application on the understanding that planning officers are satisfied provision for car-parking is adequate.

2) **CH/12/1716/SA** **65 Lynton Road Chesham** **VALE**

Description: Application for a Certificate of Lawfulness for a proposed operation relating to the erection of a single storey side extension, front canopy, and demolition of part of existing garage

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

3) **CH/12/1719/FA** **66 and 68 Gladstone Road Chesham** **TOWNSEND**

Description: First floor rear extensions and rear dormer windows to Nos. 66 and 68 Gladstone Road, and single storey rear extension to No. 66 Gladstone Road

The Committee raises **NO OBJECTIONS** to this application so long as the adjacent public right of way is unaffected.

4) **CH/12/1739/FA** **112 Lye Green Road Chesham** **HILLTOP**

Description: Part two storey, part single storey side/rear extension and front and rear dormer windows to facilitate loft conversion

The Committee raises **NO OBJECTIONS** to this application on the understanding it does not constitute overdevelopment and that there is adequate parking spaces made of a permeable material.

5) **CH/12/1757/FA** **4 Prior Grove Chesham** **TOWNSEND**

Description: Part two storey, part single storey side extension, raised driveway and associated retaining walling, and creation of vehicular access

The Committee recommends **REFUSAL** on the grounds of overdevelopment.

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6) CH/12/1764/SA 201 Great Hivings Chesham RIDGEWAY

Description: Application for a Certificate of Lawfulness for a proposed operation relating to the insertion of two rooflights into the front roofslope and dormer window into the rear roofslope to facilitate a loft conversion and a single storey rear extension

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

7) CH/12/1778/AV Shell UK Oil Products Ltd Nashleigh Hill Garage Nashleigh Hill Chesham VALE

Description: New signage scheme comprising non illuminated fascia signs to front and side of canopy, non-illuminated fascia to side and rear of canopy and carwash, non-illuminated signs to equipment under main canopy, internally-illuminated pylon sign to front of site, internally illuminated fascia sign to shop frontage, non-illuminated freestanding signs to front of site and non-illuminated poster signs to side and rear of site.

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

8) CH/12/1779/VRC Chessvale Bowls Club 111 Asheridge Road Chesham ASHERIDGE VALE

Description: Variation of Condition 7 of Planning Permission CH/2003/0835/FA to allow for a maximum of 40 non-bowling related activities to take place in the clubhouse per calendar year, variation of Condition 11 to allow for the use of the site up until 12 a.m. on a maximum of 6 occasions per calendar year, and variation of Condition 12 to allow the use of four mobile lighting stands for a maximum of 6 times per calendar year.

The Committee recommends **REFUSAL** on the grounds of the lateness of the hours requested being unacceptable to nearby residents.

9) CH/12/1785/FA The Spinney Lycrome Road Chesham NEWTOWN

Description: Part two storey, part single storey side/rear extensions incorporating raised roof extension with accommodation within roof slope and alterations to fenestration

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

10) CH/12/1789/FA 154 White Hill Chesham TOWNSEND

Description: Part first floor, part two storey side extension and conversion of garage into habitable accommodation

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

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11) CH/12/1795/FA 107 Asheridge Road Chesham ASHERIDGE VALE

Description: Single storey rear/side extension

The Committee raises **NO OBJECTIONS** to this application but have concerns on the possible proximity to the boundary line.

12) CH/12/1796/FA 24 Pond Park Road Chesham VALE

Description: Single storey side/rear extension

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

13) CH/12/1808/FA 6 Mill Hill Barnes Latimer Road Chesham WATERSIDE

Description: Hip to gable roof extension and insertion of 5 rooflights into rear roofslope

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

14) CH/12/1827/FA Larkspur 2 Poles Hill Chesham ASHERIDGE VALE

Description: Part two storey, part single storey front/side/rear extension

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