

Chesham Town Council



Bill Richards
Town Clerk

Tel: 01494 774842

Fax: 01494 582908

www.chesham.gov.uk

Email: admin@chesham.gov.uk

24th August 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 3rd 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 13th August 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. 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 24th August 2012.



CHESHAM TOWN COUNCIL PLANNING APPLICATIONS 3rd SEPTEMBER 2012

1)	CH/12/1140/FA	103 Sunnyside Road Chesham	TOWNSEND
Description: Pitched roof to existing two storey flat roof rear projection. https://isa.chiltern.gov.uk/WAM/showCaseFile.do?appType=Planning&appNumber=CH/2012/1140/FA			
2)	CH/12/1169/FA	Lewandowski Willcox Ltd 1 Germain Street Chesham	ST. MARY'S
Description: Change of use from office to three residential flats and one office unit (use class A2) and alterations to openings. https://isa.chiltern.gov.uk/WAM/showCaseFile.do?appType=Planning&appNumber=CH/2012/1169/FA			
3)	CH/12/1170/HB	Lewandowski Willcox Ltd 1 Germain Street Chesham	ST. MARY'S
Description: Change of use from office to three residential flats and one office unit (use class A2), alterations to openings and internal alterations. https://isa.chiltern.gov.uk/WAM/showCaseFile.do?appType=Planning&appNumber=CH/2012/1170/HB			
4)	CH/12/1184/FA	112 Lye Green Road Chesham	HILLTOP
Description: Two storey side extension incorporating second floor accommodation in roof. https://isa.chiltern.gov.uk/WAM/showCaseFile.do?appType=Planning&appNumber=CH/2012/1184/FA			
5)	CH/12/1200/FA	15 Berkeley Avenue Chesham	LOWNDES
Description: Single storey side/rear extension https://isa.chiltern.gov.uk/WAM/showCaseFile.do?appType=Planning&appNumber=CH/2012/1200/FA			
6)	CH/12/1202/FA	4 Poplar Cottages Amy Lane Chesham	ST. MARY'S
Description: Two storey side extension and front and rear dormer windows. https://isa.chiltern.gov.uk/WAM/showCaseFile.do?appType=Planning&appNumber=CH/2012/1202/FA			
7)	CH/12/1205/FA	43 Ashfield Road Chesham	HILLTOP
Description: Single storey side/front/rear extension with accommodation in roof space, alterations to fenestration, creation of a new vehicular access and laying of associated hardstanding. https://isa.chiltern.gov.uk/WAM/showCaseFile.do?appType=Planning&appNumber=CH/2012/1205/FA			
8)	CH/12/1205/FA	43 Ashfield Road Chesham	HILLTOP
Description: Single storey side/front/rear extension with accommodation in roof space, alterations to fenestration, creation of a new vehicular access and laying of associated hardstanding. https://isa.chiltern.gov.uk/WAM/showCaseFile.do?appType=Planning&appNumber=CH/2012/1205/FA			

CHESHAM TOWN COUNCIL PLANNING APPLICATIONS 3rd SEPTEMBER 2012

9)	CH/12/1259/FA	80 Broad Street Chesham	TOWNSEND
Description: Construction of rear dormer window to facilitate loft conversion. https://isa.chiltern.gov.uk/WAM/showCaseFile.do?appType=Planning&appNumber=CH/2012/1259/FA			
10)	CH/12/1261/FA	28 Milton Road Chesham	Vale
Description: Single storey rear extension, new vehicular access and excavation of front garden to create parking area including laying hardstanding and erection of retaining walls. https://isa.chiltern.gov.uk/WAM/showCaseFile.do?appType=Planning&appNumber=CH/2012/1261/FA			
11)	CH/12/1265/FA	9 Linington Avenue Chesham	TOWNSEND
Description: Single storey rear extension incorporating raised roof extension with two rear dormer windows, two front dormer windows, front porch and alterations to fenestration. https://isa.chiltern.gov.uk/WAM/showCaseFile.do?appType=Planning&appNumber=CH/2012/1265/FA			
12)	CH/12/1291/TP	Global Tree Solutions 32 Germain Street The Meades Chesham	ST. MARY'S
Description: Removal of a stem from a beech tree protected by a Tree Preservation Order. https://isa.chiltern.gov.uk/WAM/showCaseFile.do?appType=Planning&appNumber=CH/2012/1291/TP			
13)	CH/12/1292/KA	Global Tree Solutions 32 Germain Street The Meades Chesham	ST. MARY'S
Description: Reduction of branches of a cedar within a Conservation Area. https://isa.chiltern.gov.uk/WAM/showCaseFile.do?appType=Planning&appNumber=CH/2012/1292/KA			
14)	CH/12/1294/FA	14 Chestnut Avenue Chesham	HILLTOP
Description: Two Storey side extension. https://isa.chiltern.gov.uk/WAM/showCaseFile.do?appType=Planning&appNumber=CH/2012/1294/FA			

CHESHAM TOWN COUNCIL PLANNING DECISIONS 3rd SEPTEMBER 2012

1)	CH/12/0074/FA	40 Bellingdon Road Chesham	LOWNDES
Description:	Creation of vehicular access from Treachers Close, laying of hardstanding to provide parking area and erection of rear access gates		
Comments:	The Committee recommends REFUSAL of this application due to the limited visibility on the highway that would result from this application. The Committee also raises concern on the loss of on-street parking in an already congested area.		
Decision:	Permitted development		

2)	CH/12/0465/FA	18 Belmont Road Chesham	RIDGEWAY
Description:	Conversion of existing garage into habitable accommodation, single storey side extension and first floor rear extension.		
Comments:	The Committee recommends REFUSAL on the grounds of being over-development, baulk and being out of keeping with the existing street scene.		
Decision:	Refuse Permission		

3)	CH/12/0818/VRC	Whitebeam House (Former Maple Court) Wallington Road Chesham	ASHERIDGE VALE
Description:	Variation of Condition 5 of planning permission CH/2011/1604/FA to allow for the retention and repair of a 1.5 metre chain link fence on the north east boundary.		
Comments:	The Committee raises NO OBJECTIONS to this application.		
Decision:	Conditional permission		

4)	CH/12/0888/VRC	Site of Former 90 Asheridge Road Chesham	ASHERIDGE VALE
Description:	Variation of condition 8 of planning permission CH/2011/0540/FA to allow verification report to be submitted prior to occupation of the development.		
Comments:	The Committee raises NO OBJECTIONS to this application.		
Decision:	Conditional permission		

5)	CH/12/0934/FA	48 Deansway Chesham	ASHERIDGE VALE
Description:	Single storey front extension		
Comments:	The Committee raises its concern that this development is out of keeping with the existing street scene.		
Decision:	Conditional permission		

6)	CH/12/0936/FA	28 Lye Green Road Chesham	HILLTOP
Description:	Single story rear extension.		
Comments:	The Committee raises NO OBJECTIONS to this application.		
Decision:	Conditional permission		

CHESHAM TOWN COUNCIL PLANNING DECISIONS 3rd SEPTEMBER 2012

7)	CH/12/0946/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.			
Comments: The Committee raises its concerns that the development is very bulky and will constitute over-development of this small site. The committee is also concerned on highway safety grounds in respect to the vehicular access.			
Decision: Refuse Permission			

8)	CH/12/1005/FA	140 Eskdale Avenue Chesham	TOWNSEND
Description: Single storey rear extension.			
Comments: The Committee raises NO OBJECTIONS to this application.			
Decision: Conditional permission			

9)	CH/12/1008/FA	35 Fullers Close Chesham	T. MARY'S
Description: Erection of front porch, creation of new vehicular access and laying of additional hardstanding			
Comments: The Committee raises NO OBJECTIONS to this application subject to the surface being of a semi-permeable material and subject to obtaining the appropriate permissions for crossing the grass verge.			
Decision: Conditional permission			

10)	CH/12/1033/FA	The Red Lion Public House Red Lion Street Chesham	ST. MARY'S
Description: Erection of telecommunications cabinet (retrospective).			
Comments: The Committee raises NO OBJECTIONS to this application.			
Decision: Conditional permission			

CHESHAM TOWN COUNCIL

INFORMATION SHEET FOR COUNCILLORS TO THE DEVELOPMENT CONTROL MEETING OF THE 3rd SEPTEMBER 2012

List 5 of 2012/13

18. **Appeal – 112 Lye Green Road - CH/2012/0176/FA**

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

19. **HS2 Meeting**

Attached are the notes from the meeting between the HS2 Working Party and representatives of HS2 held on the 24th July 2012.

Chesham Bilateral Meeting

24 July 2012

KG 13Aug,
+ JC 13Aug

Chesham Society:

Tony Molesworth (TM), Jim Conboy (JC), Terry Cherrill (TC) and Richard Brock (RB)

Chesham Town Council:

Cllr Patricia Cherrill (PC), Cllr Colette Littley (CL), Cllr Tony Franks (TF), Cllr Noel Brown (NB), Cllr Rabia Bhatti (RaB), Cllr Alan Bacon (AB), Kathryn Graves (KG)

South Heath Action Group:

Simon Hooke (SH)

HS2:

Martin Wells (MW)

Charlotte Brewster (CB)

TM explained that this meeting had been called to begin a dialogue to minimise the impacts of HS2's construction on Chesham, which is only 2.5 miles from the preferred route. TM thanked MW and CB for attending and expressed the hope that there would be follow up meetings in the future that will be open to other stakeholders in Chesham. TM also made it clear that the general view of Chesham's community is that it does not support HS2, but there is a need to focus on how Chesham will be impacted if HS2 progresses.

MW explained that HS2 are currently preparing the hybrid bill and therefore are unlikely at present to have all of the answers to questions that will arise in this meeting.

Transport

TM flagged up concerns over construction traffic and dispersed commuter traffic adding to the total volume of traffic on Chesham's roads, which are already operating near capacity. It was emphasised that construction traffic must be prevented from travelling through the conservation area via Church Street (B485).

Concerns were also raised regarding congestion on the A413, particularly during morning & evening peak hours, which has the potential to displace commuter traffic onto less suitable roads, such as Rocky Lane / Chartridge Lane & onwards through Chesham.

MW explained that the details surrounding the movement of construction traffic, removal of spoil and workers are still being worked out.

JC asked whether stakeholders could submit a list of requirements, e.g. such as prohibiting construction traffic from using Church Street, to be included in the **Construction Code of Practice**. MW said this would be possible, but that it would be preferable for stakeholders to talk to HS2 about issues of concern so that they can be addressed within a whole range of documents. [**ACTION** : JC/Chesham Soc] The Construction Code of Practice is being drafted at present and will go out to consultation in 2013. SH asked MW and CB to feedback into the

system the fact that the timetable for consultation on such documents is too short in relation to the scale of impact of these works on the communities involved. PC asked who would police violations of conditions of the Construction Code of Practice. MW said that this would not be a consideration until 2017 and that he could not answer the question at this time. TM emphasised that the community needs to have input into the Construction Code of Practice as soon as possible, and in advance of the hybrid bill.

TM explained Chesham's dependency on the Metropolitan Line and Chiltern Railways and asked whether there would be disruption to either. Disruption to the Chiltern Railways service near Wendover would lead to commuter displacement to Chesham. [**ACTION** : MW will report back on this issue.]

Construction Camp

TM asked whether there is likely to be a significant construction camp within Chesham's catchment as this would place an excessive load on the local infrastructure and environment. Topics of concern include the impact on the already over-abstracted aquifer which feeds the River Chess, a rare chalk stream habitat, and the impact of increased traffic on the Air Quality Management Area of Berkhamstead Road where Newtown School is located. MW explained that camp locations are being worked through at present, but that the locations will be determined in advance of the hybrid bill so that its powers can be used for land take.

SH asked what will happen to land used for construction camps once it is no longer needed and warned that it will be very difficult to return once high quality arable land back to that same status. MW said that HS2 will not keep land that it no longer needs and that there will be a statement in the bill to describe the process of remediation.

MW was not able to provide any information on the size of the construction camps, or how much delivery of materials would take place by roads or other methods.

Business and Tourism

Maintenance of transport links between Chesham and its surrounding villages, e.g. South Heath and Missenden, are vital for both the surrounding communities and Chesham's economy as the town is the area's centre for shopping. There are also key routes from Chesham to nearby schools and medical centres, including High Wycombe and Stoke Mandeville, which need to be maintained. MW asked for details of these local links (including rights of way as well as roads) to be supplied to him to add to the knowledge that will be obtained through traffic surveys. Consultants are working on road realignment at present, so MW asked for this information to be provided as soon as possible. [**ACTION** : Chesham Soc , CTC]

Future Meetings and Representation

TM asked for enough notice to be given of critical dates to enable stakeholders to influence the process. MW said it would be possible to provide information as to when decisions will be made to enable a useful date to be made for a future meeting. TM suggested that it would be helpful to meet again in September 2012.

The Chesham Society representatives asked that they be placed on mailing lists for the three AONB forums. [**ACTION:** CB] The possibility of a forum covering the entire AONB was briefly discussed as a possible mechanism for freeing up local forums to concentrate on local issues. It was agreed that emails to the Town Council should continue to be sent to the Town Clerk.