

Chesham Town Council



Bill Richards
Town Clerk

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26th October 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 5th NOVEMBER 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 15TH October 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. Council's Bus Shelters.
7. Response to Development Delivery Plan Document.
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 26th October 2012.



Chesham Town Council, Town Hall, Chesham, Bucks HP5 1DS
Twinned with Friedrichsdorf Germany; Houilles France; Archena Spain

CHESHAM TOWN COUNCIL PLANNING APPLICATIONS 5TH NOVEMBER 2012

1)	CH/12/1138/FA	The Rose and Crown Public House, 264 Waterside Chesham	WATERSIDE
<p>Description: Change of use of public house to create 6 flats, single storey front extension, part two storey, part first floor side extension, alterations to openings, laying of hardstanding and creation of new vehicular access</p> <p>https://isa.chiltern.gov.uk/WAM/showCaseFile.do?appType=Planning&appNumber=CH/2012/1138/FA</p>			
2)	CH/12/1333/FA	3 Little Hivings Chesham	RIDGEWAY
<p>Description: Single storey front extension</p> <p>https://isa.chiltern.gov.uk/WAM/showCaseFile.do?appType=Planning&appNumber=CH/2012/1333/FA</p>			
3)	CH/12/1405/FA	4 Lycrome Lane Chesham	NEWTOWN
<p>Description: Single storey side extension, single storey front extension, widened vehicular access, laying of hardstanding and conversion of existing garage into habitable accommodation</p> <p>https://isa.chiltern.gov.uk/WAM/showCaseFile.do?appType=Planning&appNumber=CH/2012/1405/FA</p>			
4)	CH/12/1477/FA	138 Botley Road Chesham	TOWNSEND
<p>Description: Demolition of existing conservatory, erection of part two storey/part single storey rear extension, front dormer window, replacement pitched roof to existing front projection, conversion of garage to habitable room and alterations to fenestration.</p> <p>https://isa.chiltern.gov.uk/WAM/showCaseFile.do?appType=Planning&appNumber=CH/2012/1477/FA</p>			
5)	CH/12/1481/FA	68 Lowndes Avenue Chesham	LOWNDES
<p>Description: Single storey rear extension, construction of new outdoor terrace and alterations to existing openings.</p> <p>https://isa.chiltern.gov.uk/WAM/showCaseFile.do?appType=Planning&appNumber=CH/2012/1481/FA</p>			
6)	CH/12/1523/FA	Land at Rear Of 2 - 6 Brockhurst Road Chesham	NEWTOWN
<p>Description: Redevelopment of site to provide one detached dwelling with attached garage and laying of hardstanding</p> <p>https://isa.chiltern.gov.uk/WAM/showCaseFile.do?appType=Planning&appNumber=CH/2012/1523/FA</p>			
7)	CH/12/1527/OAE	Land at 2,4 and 6 Hampden Avenue Chesham	LOWNDES
<p>Description: Erection of three detached houses and garages (extension of time limit to planning permission CH/2009/1540/OAE)</p> <p>https://isa.chiltern.gov.uk/WAM/showCaseFile.do?appType=Planning&appNumber=CH/2012/1527/OAE</p>			
8)	CH/12/1545/SA	13 Chessmount Rise Chesham	WATERSIDE
<p>Description: Application for a certificate of lawfulness for a proposed operation relating to the erection of a single storey rear extension</p> <p>https://isa.chiltern.gov.uk/WAM/showCaseFile.do?appType=Planning&appNumber=CH/2012/1545/SA</p>			

CHESHAM TOWN COUNCIL PLANNING APPLICATIONS 5TH NOVEMBER 2012

9)	CH/12/1546/AV	Halifax PLC	26 & 26A High Street Chesham	ST. MARY'S
Description: Replacement internally illuminated fascia sign, internally illuminated projecting sign, internally illuminated ATM surround and non-illuminated internal signage to window				
https://isa.chiltern.gov.uk/WAM/showCaseFile.do?appType=Planning&appNumber=CH/2012/1546/AVP				
10)	CH/12/1555/SA		6 Chessbury Road Chesham	ST. MARY'S
Description: Application for a Certificate of Lawfulness for a proposed operation relating to the construction of a rear dormer window				
https://isa.chiltern.gov.uk/WAM/showCaseFile.do?appType=Planning&appNumber=CH/2012/1555/SA				
11)	CH/12/1557/FA		105 Eskdale Avenue Chesham	TOWNSEND
Description: Two storey side/rear extension incorporating roof extension and alterations to existing fenestration				
https://isa.chiltern.gov.uk/WAM/showCaseFile.do?appType=Planning&appNumber=CH/2012/1557/FA				
12)	CH/12/1570/FA		Culwood House Residential Home, 130 Lye Green Road Chesham	HILLTOP
Description: Single storey rear extension, side dormer window and external staircase				
https://isa.chiltern.gov.uk/WAM/showCaseFile.do?appType=Planning&appNumber=CH/2012/1570/FA				
13)	CH/12/1573/FA		2&4 Darvell Drive Chesham	ASHERIDGE VALE
Description: Conversion of roof space to provide additional flat, incorporating rear dormer windows, front rooflights, single storey side extension, new access and parking area, detached bicycle store and 1.8 metre perimeter fencing				
https://isa.chiltern.gov.uk/WAM/showCaseFile.do?appType=Planning&appNumber=CH/2012/1573/FA				
14)	CH/12/1585/SA		100 Vale Rise Chesham	Vale
Description: Detached garage and additional hardstanding to enlarge driveway				
https://isa.chiltern.gov.uk/WAM/showCaseFile.do?appType=Planning&appNumber=CH/2012/1585/SA				
15)	CH/12/1625/TP	Paradigm Housing	21 Stanley Avenue Chesham	LOWNDES
Description: Reduction of branches of a sycamore tree overhanging Stanley Avenue and removal of low epicormic growth, tree protected by a Tree Preservation Order				
https://isa.chiltern.gov.uk/WAM/showCaseFile.do?appType=Planning&appNumber=CH/2012/1625/TP				

CHESHAM TOWN COUNCIL PLANNING DECISIONS 5th NOVEMBER 2012

1)	CH/12/0464/FA	Silverson Ltd	Car Park, Waterside Chesham	WATERSIDE
Description: Erection of industrial building for display and demonstration of machines, workshop, and training area and reconfiguration of car park.				
Comments: The committee WELCOMES this application subject to the car-park being of a permeable material.				
Decision: Conditional permission				
2)	CH/12/1140/FA		103 Sunnyside Road Chesham	TOWNSEND
Description: Pitched roof to existing two storey flat roof rear projection.				
Comments: The Committee raises NO OBJECTIONS to this application.				
Decision: Conditional permission				
3)	CH/12/1183/AV	Taxassist Accountants	117 High Street Chesham	ST. MARY'S
Description: Internally illuminated fascia sign and two externally illuminated projecting sign.				
Comments: The Committee recommends REFUSAL in respect of an internally illuminated sign in the conservation area and requests that it be externally lit.				
Decision: Refuse Consent				
4)	CH/12/1246/FA	Chesham Cricket and Sports Club	Amy Lane Chesham	ST. MARY'S
Description: Erection of cricket clubhouse and associated hardstanding.				
Comments: The Committee WELCOMES the principle of a new cricket clubhouse as an important community amenity for the town but notes some local residents' concerns.				
Decision: Conditional permission				
5)	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.				
Comments: The Committee expresses its concern on the loss of on-street parking and, if approved, would wish to see the surface being constructed from a permeable material.				
Decision: Conditional permission				
6)	CH/12/1294/FA		14 Chestnut Avenue Chesham	HILLTOP
Description: Two Storey side extension.				
Comments: The Committee has no comments to make in respect of this application.				
Decision: Conditional permission				

CHESHAM TOWN COUNCIL PLANNING DECISIONS 5th NOVEMBER 2012

7)	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.		
Comments:	The Committee raises NO OBJECTIONS to this application.		
Decision:	Conditional permission		

8)	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		
Comments:	The committee has no comments to make on the application.		
Decision:	Cert of law proposed dev or use issued		

9)	CH/12/1358/HB	16 High Street Chesham	ST. MARY'S
Description:	Replacement non-illuminated fascia sign and projecting sign.		
Comments:	The Committee raises NO OBJECTIONS to this application.		
Decision:	Conditional consent		

10)	CH/12/1363/HB	6 Missenden Road Chesham	ST. MARY'S
Description:	New ground floor side window.		
Comments:	The Committee raises NO OBJECTIONS to this application.		
Decision:	Conditional consent		

11)	CH/12/1424/FA	56 Lye Green Road Chesham	HILLTOP
Description:	Single storey rear extension.		
Comments:	The Committee raises NO OBJECTIONS to this application.		
Decision:	Conditional permission		

AGENDA ITEM NO: 6 – COUNCIL’S BUS SHELTERS

Reporting Officer: Bill Richards (01494 583824)

Summary

1. To consider the Council’s policy on providing and maintaining bus shelters.

Background Information

2. The Council took over the ownership and management of bus and public shelters in 1974 following local government reorganisation. The Local Government (Miscellaneous Provisions) Act 1953 s 4 gives local councils the power to provide and maintain bus shelters, ‘or other accommodation’ at bus stops or land abutting a bus route for the use of intended passengers and may make agreements with the bus operators or any other local authority for such provision and maintenance, including agreements on the manner in which the cost is to be defrayed.

Financial Implications

3. The Council currently commits no monies to maintenance of its bus shelters and has set aside no monies for the possible purchase of replacement/additional shelters.

Strategic Objectives

4. Accords with the Council’s strategic aim 5 – *‘To consult with and take due regard of all comments received from other statutory bodies, voluntary organisations and individuals, to ensure an improving standard of service that meets with local needs’* and 6 - *‘To represent the views and wishes of the citizens of Chesham.’*

Equality Act Implications

5. None applicable to this report.

Detailed Consideration

6. The Council has, until recently, had five bus shelters it owned and maintained directly. These are:

a) Berkhampstead Road

Located on Newtown School side of the road (outside 410 Berkhampstead Road), this shelter is made of concrete and, despite signs of wear at its fringes, remains in robust condition and should remain operable for several years. Moreover the bus-stop hosts regular buses daily.

b) Corner of Chartridge Lane/Berkeley Avenue

Of wood design with built in bench. The shelter is showing distinct signs of wear and tear with the structure starting to shift slightly if weight put against it. Its lifespan is unlikely to be more than two or three years without major repair. No bus timetable on the shelter/bus-stop but it appears to accommodate the services 77 and 177 running between the Broadway and Chartridge five or six times daily.

c) Upper Belmont Road

Located outside Hivings Free Church, this is a structure of both wood and aluminium. While fundamentally sound in structure, its usefulness has been called into question due to a change in service by the bus company which has resulted in buses only going from the other side of the road. A resident has asked whether it could be relocated to the stop on the opposite side of the road in light of this but the Parks and Premises Manager has opined that digging it up and moving it would probably fundamentally damage the structure irreparably.

d) Cresswell Road

This aluminium and Perspex bus shelter was removed two years ago by the Parks and Premises team following requests by residents, as it was attracting anti-social behaviour and the buses no longer operate in Cresswell Road. The shelter currently resides at the Depot and could conceivably be re-used if the graffiti can be effectively cleaned off.

e) Top of Eskdale Avenue

This ornate wooden structure was removed in September by the Parks and Premises team on serious health and safety grounds. One of the main support timbers was rotten (and other timbers too seemingly), a roof support was missing and it looked as if someone had pushed the roof up on one side. This bus stop hosts about 16 buses a day and, of course, is located very near the High School. There have been requests for this shelter to be replaced, though with a similar aesthetically attractive wooden design rather than with an aluminium/concrete one. A replacement with delivery would be in the region of £5,000-7,000.

7. It should also be mentioned that in 1984 the Council took out a licence agreement with Buckinghamshire County Council to allow a company called Adshel Ltd to erect four bus shelters in the High Street and the Broadway, on a full repairing basis, with the company given permission to display advertising. With the pedestrianisation of the High Street, there are now just two shelters in the Broadway; provided by JCDecaux who have a contract directly with Buckinghamshire County Council. The files also suggest that Adshel at one time also put up a shelter in Red Lion Street and Overdale Road but neither appears to exist anymore.

8. In light of this, the Committee may wish to decide whether it agrees to the principle of setting aside monies for serious investment in the replacement of our existing bus shelters, or indeed providing new ones. Alternatively the Committee may decide that the Council has greater financial pressures to concern itself with and therefore provision of bus shelters should be discontinued and, once removed, not be replaced. A third option also exists for ones similar to the Broadway shelters to be designed and installed free of charge in exchange for the right to display commercial advertising on them following discussions with JCDecaux and Buckinghamshire County Council with a view to adding sites to their existing contract. However it should be pointed out that there is a strong possibility that those out of the town centre would not be considered due to lack of passing footfall.

Recommendation

That the Committee decides upon its position in regard to providing bus shelters within Chesham.

AGENDA ITEM NO: 7 – RESPONSE TO DEVELOPMENT DELIVERY PLAN DOCUMENT

Reporting Officer: Bill Richards (01494 583824)

Summary

1. To consider the Council's response to the Development Delivery Plan Document (DDPD).

Background Information

2. Before the Development Control Committee meeting of the 24th September and after a presentation from an officer from Chiltern District Council, it was agreed that the Clerk should seek from Members any suggestions for inclusions into the DDPD and, upon receipt of these, should convene the DDPD Working Party to try and draw up a response from this Council to Chiltern District Council.

Financial Implications

3. None applicable to this report.

Equality Act Implications

4. None applicable to this report.

Strategic Objectives

5. Accords with the Council's strategic aim 5 – '*To consult with and take due regard of all comments received from other statutory bodies, voluntary organisations and individuals, to ensure an improving standard of service that meets with local needs*' and 6 - '*To represent the views and wishes of the citizens of Chesham.*'

Detailed Consideration

6. Chiltern District Council's officers has allowed a slight extension to the Council to get its response in to the consultation on the DDPD.
7. Following the presentation from Mr Graham Winwright from Chiltern District Council's Planning department on the 24th September explaining the procedure and timetable for responses to the DDPD, the working party was duly reconvened to discuss a response.
8. The working party duly met on the 16th October 2012 and the notes of the meeting are duly **attached**. As can be seen, the recommended response was as follows:

- *Chesham Town Council, while mindful of the ‘presumption in favour of sustainable development’ would wish to see greater controls on permitted development in the town’s conservation area (e.g. on the colour of paint allowable on historic brickwork). To facilitate this, and in accordance with the tenets of the Localism Act, we would wish to see Chesham Town Council playing a major role in determining such applications rather than simply being a statutory consultee.*
 - *In respect to the Strategic Housing Land Availability Assessment (SHLAA), Chesham Town Council wishes to highlight that there are many small employment sites within Chesham that have been unoccupied for many years. Accordingly we would like to see an assessment of all these sites undertaken by Chiltern District Council with a view to more accurately gauging the feasibility of converting such buildings to housing if appropriate.*
 - *Chesham Town Council considers the Market Square an integral part of promoting the town centre and attracting retail trade. We would therefore like to see community initiatives to enhance the area given sympathetic consideration if planning permissions are required and the proposals are duly supported by Chesham Town Council.*
 - *Chesham Town Council believes that, presently, there is sufficient community provision within the Pond Park area. However we note the Core Strategy is to 2026 and therefore, if the current provision proves unsustainable, we would fully support a future community hub in this area of relative deprivation.*
 - *Chesham Town Council is fully committed to supporting youth facilities within town and so would support and encourage further provision in this area. We would welcome any innovative ‘change of use’ of redundant employment sites proposals to facilitate this (e.g. conversion of a warehouse to an indoor skatepark).*
 - *The River Chess is an important asset in the town in terms of recreation, heritage and biodiversity, but is suffering from over-abstraction for public water supply. Chesham Town Council wishes to see grey water recycling systems, sustainable urban drainage (SUDs) and smart water meters installed as standard at new developments to reduce abstraction and maximise return of water to the aquifer. The Council would also like to see early engagement with Thames Water to ensure plans are in place so that the capacity of Chesham Sewage Treatment Works keeps pace with new development to minimise the risk of pollution to the river.*
9. The Committee is also asked to be made aware that the Finance Working Party is looking at the possible revision of the Council’s Vision and Strategic Objectives to be considered and potentially adopted at the Policy and Resources Committee. These too can be fed back to Chiltern District Council in the New Year as the consultation process continues.

Recommendation

That the Committee agrees to the proposed response to the Development Delivery Plan Document consultation, subject to any amendments Members may wish to make.

Bill Richards
Town Clerk

DDPD Working Party Meeting – 16th October 2012
Held at Chesham Town Council Offices at 10.30am

Present:

Cllrs Alan Bacon (AB), Tony Franks (TF), Ruth Juett (RJ) – substituting for RA - Mark Shaw (MS) and Chris Spruytenburg (CS); Chesham Town Council;
Bill Richards (BR); Town Clerk

An apology for absence was received from Cllr Roy Abraham (RA)

1. Chesham Town Council Comments on Development Delivery Plan Document (DDPD)

Following the presentation by Graham Winwright from Chiltern District Council's Planning Department before the Council's Development Control Committee on the 24th September, the working party discussed what response to the DDPD it should recommend.

The working party was reminded that the submissions were required to be spatially related; evidence based; deliverable; viable (in the context of the wider plan); not repeated (e.g. already in the Core Strategy or National Planning Policy Framework) and subject to potential challenge.

In light of this, it was agreed that submissions should not be over-ambitious but nonetheless should reflect the Council's belief in the importance in protecting and enhancing its conservation area; ensuring quality and affordable housing for its residents; promoting the town centre/High Street; building of, and enhancing, community facilities (particularly for young people) and protecting and promoting the River Chess.

Specifically it was recommended that the following was proposed to be a submission to the DDPD to be endorsed at the Development Control on the 5th November.

- *Chesham Town Council, while mindful of the 'presumption in favour of sustainable development' would wish to see greater controls on permitted development in the town's conservation area (e.g. on the colour of paint allowable on historic brickwork). To facilitate this, and in accordance with the tenets of the Localism Act, we would wish to see Chesham Town Council playing a major role in determining such applications rather than simply being a statutory consultee.*
- *In respect to the Strategic Housing Land Availability Assessment (SHLAA), Chesham Town Council wishes to highlight that there are many small employment sites within Chesham that have been unoccupied for many years. Accordingly we would like to see an assessment of all these sites undertaken by Chiltern District Council with a view to more accurately gauging the feasibility of converting such buildings to housing if appropriate.*
- *Chesham Town Council considers the Market Square an integral part of promoting the town centre and attracting retail trade. We would therefore like*

to see community initiatives to enhance the area given sympathetic consideration if planning permissions are required and the proposals are duly supported by Chesham Town Council.

- *Chesham Town Council believes that, presently, there is sufficient community provision within the Pond Park area. However we note the Core Strategy is to 2026 and therefore, if the current provision proves unsustainable, we would fully support a future community hub in this area of relative deprivation.*
- *Chesham Town Council is fully committed to supporting youth facilities within town and so would support and encourage further provision in this area. We would welcome any innovative 'change of use' of redundant employment sites proposals to facilitate this (e.g. conversion of a warehouse to an indoor skatepark).*
- *The River Chess is an important asset in the town in terms of recreation, heritage and biodiversity, but is suffering from over-abstraction for public water supply. Chesham Town Council wishes to see grey water recycling systems, sustainable urban drainage (SUDs) and smart water meters installed as standard at new developments to reduce abstraction and maximise return of water to the aquifer. The Council would also like to see early engagement with Thames Water to ensure plans are in place so that the capacity of Chesham Sewage Treatment Works keeps pace with new development to minimise the risk of pollution to the river.*

It was agreed that these proposals be circulated between the working party members by e-mails for amendments and alterations if necessary before being put before the Development Control Committee.

2. Date of Next Meeting

TBC after the Development Control Committee presentation on the 5th November.

Bill Richards
Town Clerk

CHESHAM TOWN COUNCIL

INFORMATION SHEET FOR COUNCILLORS TO THE DEVELOPMENT CONTROL MEETING OF THE 5TH NOVEMBER 2012

List 9 of 2012/13

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

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