

Chesham Town Council



Bill Richards
Town Clerk

Tel: 01494 774842

Fax: 01494 582908

www.chesham.gov.uk

Email: admin@chesham.gov.uk

5th 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 15th OCTOBER 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 24th September 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. Parking Review.
7. Hackney Carriage and Private Hire Policy Consultation.
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 5th October 2012.



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

CHESHAM TOWN COUNCIL PLANNING APPLICATIONS 15TH OCTOBER 2012

1)	CH/12/1361/FA		6 Missenden Road Chesham	ST. MARY'S
Description: New ground floor side window https://isa.chiltern.gov.uk/WAM/showCaseFile.do?appType=Planning&appNumber=CH/2012/1361/FA				
2)	CH/12/1373/FA	Shield Homes	Pond Park House Pond Park Road Chesham	VALE
Description: Redevelopment of site to provide 4 semi-detached dwellings, three new vehicular accesses, laying of hardstanding and construction of retaining walls https://isa.chiltern.gov.uk/WAM/showCaseFile.do?appType=Planning&appNumber=CH/2012/1373/FA				
3)	CH/12/1377/FA	Rawdhah Academy	Brae House Cameron Road Chesham	NEWTOWN
Description: Change of use from offices (Use Class B1) to Islamic Community Centre (Use Class D1) https://isa.chiltern.gov.uk/WAM/showCaseFile.do?appType=Planning&appNumber=CH/2012/1377/FA				
4)	CH/12/1414/FAE		128 Lye Green Road Chesham	HILLTOP
Description: Replacement two storey dwelling (extension to time limit of planning permission CH/2009/0981/FA) https://isa.chiltern.gov.uk/WAM/showCaseFile.do?appType=Planning&appNumber=CH/2012/1424/FA				
5)	CH/12/1430/FA		18 Little Spring Chesham	VALE
Description: First floor side extension, single storey rear extension and roof to porch https://isa.chiltern.gov.uk/WAM/showCaseFile.do?appType=Planning&appNumber=CH/2012/1430/FA				
6)	CH/12/1434/FA		2A Warrender Road Chesham	HILLTOP
Description: Two storey rear extension https://isa.chiltern.gov.uk/WAM/showCaseFile.do?appType=Planning&appNumber=CH/2012/1434/FA				
7)	CH/12/1435/FA		2A Warrender Road Chesham	HILLTOP
Description: Attached single garage to side of dwelling https://isa.chiltern.gov.uk/WAM/showCaseFile.do?appType=Planning&appNumber=CH/2012/1435/FA				
8)	CH/12/1453/FA		62 Berkeley Avenue Chesham	LOWNDES
Description: Single storey rear extension and rear patio with retaining walls https://isa.chiltern.gov.uk/WAM/showCaseFile.do?appType=Planning&appNumber=CH/2012/1453/FA				

CHESHAM TOWN COUNCIL PLANNING APPLICATIONS 15TH OCTOBER 2012

9)	CH/12/1454/SA		2 Pulpit Close Chesham	LOWNDES
Description: Application for a Certificate of Lawfulness for a proposed operation relating to the creation of a new vehicular access https://isa.chiltern.gov.uk/WAM/showCaseFile.do?appType=Planning&appNumber=CH/2012/1454/SA				
10)	CH/12/1455/FA		20 Botley Road Chesham	TOWNSEND
Description: Two storey rear extension, part two storey, part single storey front/side extension, front porch canopy, alterations to fenestration, widened vehicular access, front boundary gates and wall https://isa.chiltern.gov.uk/WAM/showCaseFile.do?appType=Planning&appNumber=CH/2012/1455/FA				
11)	CH/12/1456/DE	Shanly Homes Ltd	Land at Rear Of 242-258 Berkhamstead Road Chesham	VALE
Description: Redevelopment of site to provide 11 residential units served by altered vehicular access https://isa.chiltern.gov.uk/WAM/showCaseFile.do?appType=Planning&appNumber=CH/2012/1456/DE				
12)	CH/12/1479/FA		5 Penn Avenue Chesham	LOWNDES
Description: Demolition of existing detached garage and erection of single storey side/rear extension and alteration to fenestration https://isa.chiltern.gov.uk/WAM/showCaseFile.do?appType=Planning&appNumber=CH/2012/1479/FA				
13)	CH/12/1485/FA		62 Lye Green Road Chesham	HILLTOP
Description: Single storey rear extension https://isa.chiltern.gov.uk/WAM/showCaseFile.do?appType=Planning&appNumber=CH/2012/1485/FA				
14)	CH/12/1502/FA		14 The Braid Chesham	HILLTOP
Description: Single storey side/rear extension with alterations to main roof, sunpipe and rooflight https://isa.chiltern.gov.uk/WAM/showCaseFile.do?appType=Planning&appNumber=CH/2012/1502/FA				
15)	CH/12/1539/TP		55 West View Chesham	HILLTOP
Description: Re-pollarding of an oak tree protected by a Tree Preservation Order https://isa.chiltern.gov.uk/WAM/showCaseFile.do?appType=Planning&appNumber=CH/2012/1539/TP				

CHESHAM TOWN COUNCIL PLANNING DECISIONS 15th OCTOBER 2012

1)	CH/12/0997/FA	RBC Property Developments Ltd	30D and 32 Bois Moor Road Chesham	WATERSIDE
Description:	Redevelopment of site to provide two terraces of 3 dwellings and a block of 4 office units with associated hard surfacing, walls and fencing.			
Comments:	The Committee recommends REFUSAL on the grounds of overdevelopment, overlooking and insufficient parking provision.			
Decision:	Refuse Permission			

2)	CH/12/1099/FA	67 Chartridge Lane Chesham		LOWNDES
Description:	Conversion of garage into habitable accommodation.			
Comments:	The Committee raises NO OBJECTIONS to this application.			
Decision:	Conditional permission			

3)	CH/12/1121/FA	Culwood House Residential Home	130 Lye Green Road Chesham	HILLTOP
Description:	Erection of outbuilding (retrospective).			
Comments:	The Committee raises NO OBJECTIONS to this application.			
Decision:	Conditional permission			

4)	CH/12/1126/FA	18,20 &22 Moor Road Chesham		WATERSIDE
Description:	Single storey rear extensions and front and rear dormer windows to Nos. 18, 20 and 22 Moor Road.			
Comments:	The Committee recommends REFUSAL because of the unsympathetic design of the front dormers which would result in a change in street scene.			
Decision:	Conditional permission			

5)	CH/12/1153/FA	3 Britannia Road Chesham		NEWTOWN
Description:	Single storey front extension and part two storey, part single storey rear extension.			
Comments:	The Committee raises NO OBJECTIONS to this application.			
Decision:	Conditional permission			

6)	CH/12/1162/FA	23 Hivings Park Chesham		RIDGEWAY
Description:	Side extension including accommodation in roofspace and one front dormer window, construction of two further dormer windows on existing front roof slope and front porch canopy.			
Comments:	The Committee raises NO OBJECTIONS to this application.			
Decision:	Conditional permission			

CHESHAM TOWN COUNCIL PLANNING DECISIONS 15th OCTOBER 2012

7)	CH/12/1184/FA	112 Lye Green Road Chesham	HILLTOP
Description:	Two storey side extension incorporating second floor accommodation in roof.		
Comments:	The Committee has no comments to make in respect of this application.		
Decision:	Refuse Permission		

8)	CH/12/1200/FA	15 Berkeley Avenue Chesham	LOWNDES
Description:	Single storey side/rear extension.		
Comments:	The Committee raises NO OBJECTIONS to this application.		
Decision:	Conditional permission		

9)	CH/12/1202/FA	4 Poplar Cottages Amy Lane Chesham	ST. MARY'S
Description:	Two storey side extension and front and rear dormer windows.		
Comments:	The Committee recommends REFUSAL on the grounds of being overbearing and will restrict neighbours access to their gardens.		
Decision:	Conditional permission		

10)	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.		
Comments:	The Committee has no comments to make in respect of this application.		
Decision:	Refuse Permission		

11)	CH/12/1259/FA	80 Broad Street Chesham	TOWNSEND
Description:	Construction of rear dormer window to facilitate loft conversion.		
Comments:	The Committee raises NO OBJECTIONS to this application.		
Decision:	Permitted development		

12)	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.		
Comments:	The Committee raises NO OBJECTIONS to this application.		
Decision:	Refuse Permission		

CHESHAM TOWN COUNCIL PLANNING DECISIONS 15th OCTOBER 2012

13) **CH/12/1292/KA** **32 Germain Street The Meades Chesham** **ST. MARY'S**

Description: Reduction of branches of a cedar within a Conservation Area.

Comments: The Committee defers to the comments of the Tree warden who considers that the works are unnecessary.

Decision: TPO shall not be made

14) **CH/12/1365/RB** **Cameron Road Chesham** **HILLTOP**

Description: Refurbishment of the existing buildings, demolition of one block and the erection of new purpose built extension and external horticulture skills area to establish a vocational skill centre for key stage 4 (14-19).

Comments: The Committee raises **NO OBJECTIONS** to this application and welcomes the concept of a vocational skills centre.

Decision: No Objections

AGENDA ITEM NO: 6 – PARKING REVIEW

Reporting Officer: Bill Richards (01494 583824)

Summary

1. To consider whether a bid to the Local Area Forum should be made in respect of devising a plan tackling Chesham's parking problems.

Background Information

2. At the Development Control Committee of the 2nd July, it was minuted that: '*On the matter of parking, Councillor Bacon opined that an on-street review of parking in Chesham had been frequently requested by residents and he believed it well overdue. It was noted that Great Missenden Parish Council had undertaken a review, courtesy of funding through the Local Area Forum and it was agreed that the Council should investigate the possibility of doing the same*' (Min no. 18).

Detailed Consideration

3. In light of the above Minute, the Buckinghamshire County Council Local Area Technician, Councillor Bacon and the Clerk met for a meeting on the 21st September to progress this further. While the Local Area Technician stated it was unlikely that Buckinghamshire County Council could commit to the level of officer assistance it gave to the Great Missenden review (**attached**), it was agreed that parking in Chesham was an issue and, potentially, any study aimed at alleviating problems could be eligible for LAF/Delegated Budget funding. It was felt however that to be manageable and realistic, on-street parking matters should be largely town centre focussed and not in the outskirts of Chesham unless there was a pressing and on-going concern.
4. Accordingly the Clerk contacted Members to ascertain which roads were proving a problem in town. The following responses have been received:

ROAD	PROBLEMS/SOLUTIONS/COMMENTS
Waterside Ward generally	Limited on-street parking, along with heavy restrictions, which is making driving some stretches dangerous.
Bellingdon Road	Is the single yellow line really needed between the Townsend Road and Sunnyside/Lowndes Ave junctions? Bellingdon Road is wider along this stretch than it is between St Mary's Way and Townsend Road.
Townsend Road	Could there be residents' parking?
Lowndes Avenue	Currently no restrictions except at the very bottom, and gets a lot of overflow parking from Bellingdon Road. Would this be suitable for residents' parking?
Stanley Avenue	Currently no restrictions and there is town centre and station parking here. Would these roads benefit from residents' parking or some

Report of the Officers to a meeting of the **DEVELOPMENT CONTROL**
Committee on Monday 15th October 2012.

	restriction which would prevent all-day commuter and town centre parking?
Webb Close	As above.
Treachers Close	As above.
Upper Meadow	Does not seem too badly affected at the moment but needs to be looked at in the context of other roads as they might suffer displacement parking.
Lindo Close	As above.
Alma Road	Too narrow and too many cars.
Addison Road	As above.
Manor Road	As above.
Lynton Road	Parking on pavements which are narrow (this is at Greenway end junction) therefore blocking footways.,
Fullers Hill	Parking around Thomas Harding School.
Higham Road	Very narrow road with parking on either side - no off street parking and walking distance to the station. Parking permits on the roads will free up the spaces for residents who will then not need to park in Broad Street or Bushmakers Yard. Would also stop illegal selling of cars.
Sunnyside Road	As above.
Broadlands Avenue	People parking on bends in the roads which restricts visibility and access. Residents want some form of parking restrictions on these bends.
Barnes Avenue	As above.
Victoria Road	Councillor in discussion with Paradigm Housing about possible solutions.
Essex Road	Lack of space for the residents that live in road to park their cars and then the added problem of other people from neighbouring roads trying to park in it.
George Street	As above.
Upper George Street	As above.
Alexander Street	As above.
Brockhurst Road	Corner very tight and dangerous when people park at end.
Hollybush Road	General lack of on-street parking.
Reynolds Walk	As above.
Durrant Path	As above.
Captains Close,	As above.
Marston Close	As above.
Deansway	On one side of the road, people park on pavement and on other side, on the road. Police do not enforce as the road is narrower than the pavements, therefore if we all parked on the road, obstruction would occur.

Report of the Officers to a meeting of the **DEVELOPMENT CONTROL**
Committee on Monday 15th October 2012.

5. As is evident from the responses from Members, the overriding problem appears to be just a lack of on-street parking for residents. As can be seen in the Great Missenden review, the parish commissioned a consultant '*to undertake a strategic and holistic review of the parking issues in the village and suggest solutions*'. It has to be said that the Local Area Technician expressed reservations as to whether some or all of these solutions could be financed but nonetheless it was felt that further investigation was worthwhile.
6. If the Committee feels the matter should be progressed, officers can liaise with Buckinghamshire County Council in respect to a specification/brief for any potential consultants with a view to putting in a bid to the delegated budget to finance this.

Recommendation

That the Committee decides whether it wishes to progress developing a parking strategy with the possible use of outside consultants.

AGENDA ITEM NO: 7 – CONSULTATION ON
CHILTERN DISTRICT COUNCIL HACKNEY AND
PRIVATE HIRE POLICY DOCUMENT

Reporting Officer: Bill Richards (01494 583824)

Summary

1. To consider a response to the Chiltern District Council's Hackney and Private Hire Policy consultation paper.

Background Information

2. At the Development Control Committee held on the 24th September 2012, it was resolved '*That the Clerk be instructed to request an extension to the Hackney Carriage and Private Hire consultation period so the Committee can consider the document in greater detail.*' (Min No. 46).

Detailed Consideration

3. Following an extension to the deadline granted by Chiltern District Council to this Council for its response (extended to the 16th October), the Clerk duly sat down with representatives of the Chiltern Taxi Drivers Association (CTDA) and helped them compile a response to the consultation which CTDA has now duly submitted. The response was as follows:

- **PROPOSED POLICY 1: That both new and existing drivers will be required to attend and participate in disability awareness training.**

CTDA has no objections to this but would wish to see that the same responsibilities for accommodating disabled passengers are imposed upon private hire vehicles as they are on licensed taxis.

- **PROPOSED POLICY 2: A relaxation on the requirements for a new medical to be submitted when a current medical is already held at the time of application.**

CTDA would welcome a relaxation on the current requirements since such medicals can cost in excess of £120 and puts an unnecessary financial strain on drivers.

- **PROPOSED POLICY 3: A reduction in fees for those vehicles rated at band A, B or C for road tax³ purposes i.e. less polluting vehicles.**

CTDA is supportive of any proposal aimed at reducing air pollution and therefore has no issues with this proposed policy.

- **ADVERTISING**

CTDA believes it to be unfair and overly bureaucratic to limit display material on vehicles purely in respect of Chiltern District Council. It is the customer's interests to know which arriving taxi is theirs after booking and therefore the display of the taxi company's name and phone number would seem entirely appropriate.

- **PROPOSED AMENDMENT 4: Additional guidelines to assist in decision making and the strengthening the relevance of conditions.**

CTDA is keen to support initiatives that remove dangerous drivers from the roads so has no concerns on this amendment.

- **PROPOSED POLICY 5: The adoption of a points based system**

CTDA has serious reservations on this proposal. It is our view that taxi drivers would, in effect, be punished twice for minor offences, once through the courts and then again by Chiltern District Council affecting their livelihood. We believe the points system excessively punitive and not required with other safeguards in place.

While noting the Bracknell system was only an example, we feel it appropriate to comment on this scoring system in detail in light of its potential implications for all drivers.

Unlicensed vehicle 12 points – *no objections as we deem this a serious offence punishable by law*

Driving with no valid insurance 12 points - *no objections as we deem this a serious offence punishable by law*

Failure to wear or display driver badge 12 points – *we consider the points too high on this trivial offence particularly with the licence clearly displayed on vehicle.*

Failure to notify conviction, caution or fixed penalty notice 6 points – *points too high*

Hackney carriage left unattended on rank 4 points – *There should be no points for this. It is inevitable that drivers will need to leave vehicle for a short amount of time if only to get fresh air and be save to drive.*

Private hire parked on a rank 6 points – *should be a higher points score as private hires are causing major congestion issues as well as acting illegally.*

Failure to notify an accident 4 points – *greater clarity is required. How serious is 'an accident' to be reported?'*

Behaving in a disorderly manner 4-12 points – *again a definition is required. Also CTDA is disappointed there is no mention of protection and support for drivers who suffer from public disorderly conduct.*

Failure to comply with traffic sign or signal 4 points – *punishable with points on the licence so we see no need for further punishment from Chiltern District Council*

Illegal tyres (per tyre) 3 points – *no objections*

C & U regulations 2-4 points - *CTDA do not know what this is*

Smoking in Vehicle 6 points - *no objections*

No Smoke free signage 6 points - *no objections*

Unlicensed driver 4 points - *no objections*

Driving with no valid MOT /inspection 12 points - *no objections*

Failure to display plates or stickers 6 points - *no objections*

Failure to provide MOT, inspection or insurance documents 4 points - *no objections*

Contravention of Stop Notice/suspension 12 points - *no objections*

Private Hire plying for trade 12 points – *strongly agreed as their insurance is invalid if they do this.*

Failure to notify change of details 4 points - *more clarification needed. How much/little information is required?*

Vehicle in unclean condition 4 points – *this seems harsh. Drivers clean regularly but often, internally, cars are left in a disgusting state by customers late at night*

Use of hand held phone while driving 6 points - *no objections*

Overcharging 6 points – *CTDA have serious reservations about this. Often journeys cost more if traffic is heavier. Customers then may feel over-charged even when they are not. Where does the burden of proof lie?*

Too many passengers 8 points – *no objections*

Horn misuse 4 points – *again contentious. Who determines this? Often drivers need to use horn to get vehicles moving who are blocking their exit. Does this constitute misuse?*

Illegal use of bus lane 4 points – *no objection to the principle*

- **PROPOSED POLICY 6: Requirement for a ‘police report’ for new applicants that have lived in the UK for less than 5 years.**

CTDA has no objections to this.

- **PROPOSED POLICY 7: The introduction of minimum age criterion and PROPOSED POLICY 8: Replacement vehicles**

CTDA has very strong objections in respect of this. Chiltern District Council’s own recent study has shown that licensed taxi drivers are traditionally low earners, yet, even in the times of economic downturn, drivers are expected to buy new cars even though existing ones are clearly roadworthy and indeed go through more rigorous tests than normal vehicles. This rule would undoubtedly result in many drivers and firms going out of business. Surely market forces will determine whether customers wish to use vehicles over five years old so long as they are roadworthy.

- **PROPOSED POLICY 9: Strengthening the checks involved to receive an executive plate:**

CTDA again believes this is overly bureaucratic and not necessary. We particularly object to the requirement to have clear windows. Many such licensed vehicles have tinted windows in London and therefore fail to see why Chiltern drivers should be penalised. It is estimated it would take around £600 to alter such windows on the many existing vehicles with this accessory.

- **PROPOSAL POLICY 10: Removal of existing requirement to notify the Council**

CTDA welcomes this proposal

- **PROPOSED POLICY 11: minimum size and removal of alternative to words ‘taxi’.**

Again we believe this to be an unnecessary extra cost to drivers (around £70 plus) when most such vehicles are clearly recognisable as taxis.

CTDA welcomes the opportunity to comment on these proposals but would say, in conclusion, that the majority of them appear to be putting a greater burden on taxi drivers, particularly financially, in a very difficult economic period and do fear that, if implemented, it may put many more people out of work as well as offering less choice to the general public.*

(note – this response may have been amended slightly by CTDA before final submission)*

4. Obviously much of this response is specific to the taxi drivers across Chiltern and therefore Members may not feel it appropriate to respond to the majority of the proposals. However there appears to have been widespread support at the last Development Control Committee to the Hackney Carriage drivers’ plea that no minimum age restriction for vehicles be brought in. (Proposals 7 and 8). Accordingly the Committee may wish to respond specifically on this proposal only.
5. Members will recall a long debate on provision of taxi ranks in town. However the matter of taxi ranks does not form part of this review (which focuses solely on licensing issues). Members therefore may also wish to instruct the Clerk to write to Buckinghamshire County Council to express the Council’s position on this at the same time.

6. The whole consultation document can be found at; <http://www.chiltern.gov.uk/taxipolicy>

Recommendation

- 1. That a response to the Hackney and Private Hire Policy consultation paper be determined on the night so the Clerk can respond by the 16th October.**

- 2. That the Committee determine whether it wishes to write to Buckinghamshire County Council on the matter of taxi rank provision within town.**

Bill Richards
Town Clerk

CHESHAM TOWN COUNCIL

INFORMATION SHEET FOR COUNCILLORS TO THE DEVELOPMENT CONTROL MEETING OF THE 15TH OCTOBER 2012

List 8 of 2012/13

28. **Appeal – 90 Eskdale Avenue, Chesham - CH/11/1763/FA**

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

29. **Appeal – Land Adjacent to 136 Lye Green Road, Chesham – CH/11/1314/FA**

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