

## CESHAM TOWN COUNCIL

### MINUTES of the meeting of the DEVELOPMENT CONTROL COMMITTEE

held on Monday 16<sup>th</sup> January 2012

**PRESENT** Councillor V.M. Abraham – Chairman (presiding)

Councillor	A. K. Bacon	Councillor	R.C. McCulloch
"	Miss R.K. Bhatti	"	Mrs C. M. Michael
"	N. L. Brown	"	Mrs A.M. Pirouet
"	Mrs P. R. Cherrill	"	M. W. Shaw
"	T. Franks	"	C.H. Spruytenburg
"	P. J. Hudson	"	F.S. Wilson
"	Mrs C. Littley	"	P.W. Yerrell
"		"	

**Officer:** W. Richards - Town Clerk

Apologies for absence were received from Councillors Ms J.E. Bramwell, M. Fayyaz, D.J. Lacey and Mrs G. Walker.

#### 68. DECLARATIONS OF INTEREST

Councillors Brown and Mrs Pirouet declared a personal interest in the planning applications as Members of Chiltern District Council's Planning Committee. Councillor Brown declared a personal interest in agenda item 7 as a Member of Buckinghamshire County Council.

Councillor Wilson declared a prejudicial interest in planning application no. CH/11/1948/FA as a neighbour of the applicant and left the chamber during its discussion.

Councillor Spruytenburg declared a prejudicial interest in planning application no. CH/11/2070/FA as he worked for the applicant and left the chamber during its discussion.

Councillor Mrs Littley declared a prejudicial interest in planning application no. CH/11/2058/FA as a close friend of the applicant and left the chamber during its discussion.

#### 69. MINUTES

It was

#### RESOLVED

that the Minutes of the meeting of the Development Control Committee held on Monday 12<sup>th</sup> December 2011 be confirmed and signed by the Chairman as a true record.

70. **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.

71. **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.

72. **GERMAIN STREET FLOODING - LATE DELEGATED BUDGET BID 2012/13**

Councillor Mrs Littley reported on recent flooding in Germain Street since the narrowing of the highway in Germain Street. She advised that she had been liaising with Buckinghamshire County Council's Localities team who had suggested the Council bid to install some sort of water retention point at Fullers Hill/Fullers Close as proposed in the Surface Water Management Plan.

The Committee debated this and discussed whether it would be appropriate for the Delegated Budget and whether it would set a precedent for many other flooding amelioration schemes to be funded through this stream.

It was agreed that Germain Street should be construed as a special case since the problem had been exacerbated by recent improvement works to the highway there. However, with the costs of the scheme being expensive in terms of usual delegated budget schemes, Members proposed that it should be submitted as a late bid for a delegated budget but that Buckinghamshire County Council officers be also requested to see if there were cheaper alternatives such as regular maintenance and cleaning of nearby drains or the raising of the kerb near affected houses before the scheme was commissioned.

It was

**RESOLVED**

that the Delegated Budget bid for a water retention point in Fullers Hill/Fullers Close be agreed but that Buckinghamshire County Council offers be invited also to investigate whether a cheaper flooding amelioration scheme could be implemented for Germain Street.

73. **INFORMATION ITEMS**

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

Councillor Brown noted that the no entry restriction of Moor Road would be temporarily suspended to facilitate the diversion route for the Waterside road repairs and opined that it would be sensible to ask for robust enforcement from the appropriate agencies once the repairs were completed and the one-way system came back into operation.

Councillor Wilson commented on the road repairs' schedule and highlighted that some of roads proposed by the Council did not seem to be included. Councillor Mrs Pirouet replied by saying that the final list was drawn up based on the submissions of the local County Councillor and not the Council regrettably.

74. **CLOSE OF MEETING**

The meeting closed at 8.10pm

CHAIRMAN

## CHESHAM TOWN COUNCIL PLANNING COMMENTS 16<sup>TH</sup> JANUARY 2012

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1) **CH/11/1569/AV** **Barclays Bank Plc** **102 The Broadway Chesham** **ST. MARY'S**

**Description:** Replacement signage scheme incorporating internally illuminated fascia sign, internally illuminated projecting sign and internally illuminated ATM sign

The Committee recommends **REFUSAL** of this application as it objects to internally illuminated signs within a conservation area.

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2) **CH/11/1694/FA** **51 High Street Chesham** **ST. MARY'S**

**Description:** Installation of six roller shutters to ground floor openings on north side elevation of building

The Committee recommends **REFUSAL** of this application as it is out of keeping of the street scene in a conservation area. Moreover the Committee raises its concern over the safety to pedestrians in respect to the design of the shutters.

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3) **CH/11/1738/FA** **Bubbles Fish & Chips** **149 Sunnyside Road Chesham** **TOWNSEND**

**Description:** External extractor ducting

The Committee raises **NO OBJECTIONS** to this application subject to the ducting matching the colour of the existing building material

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4) **CH/11/1877/FA** **54 Darvell Drive Chesham** **ASHERIDGE VALE**

**Description:** Part two storey, part single storey front/side extension, rear dormer window and insertion of roof light in front roof slope

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

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5) **CH/11/1904/FA** **Land Adjacent To Bayman Manor Lye Green Road Chesham** **HILLTOP**

**Description:** Erection of three detached dwellings served by new vehicular access from Lye Green Road and laying of associated hardstanding

The Committee recommends **REFUSAL** of this application since it is inappropriate development within the greenbelt.

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6) **CH/11/1935/FA** **34 Bellingdon Road Chesham** **LOWNDES**

**Description:** Formation of a vehicular access with associated drainage channel to serve existing hardstanding

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

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7)	<b>CH/11/1939/FA</b>	<b>68 Berkeley Avenue Chesham</b>	<b>LOWNDES</b>
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**Description:** Part single storey, part first floor front/side extension and conversion of garage to habitable accommodation

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

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8)	<b>CH/11/1940/FA</b>	<b>Hobbs Developments Ltd</b>	<b>Adjacent to 96 Upper Belmont Road Chesham</b>	<b>RIDGEWAY</b>
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**Description:** Redevelopment of site to provide terrace of seven dwellings

The Committee recommends **REFUSAL** of this application as it is deemed over-development and being overlooking on properties in Ridgeway Close. Moreover the Committee raises concern over the potential loss of a water storage tank and the loss of a wildlife habitat.

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9)	<b>CH/11/1948/FA</b>	<b>9 Warrender Road Chesham</b>	<b>HILLTOP</b>
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**Description:** Part two storey, part single storey side/rear extension, front porch and laying of additional hardstanding

The Committee recommends **REFUSAL** of this application due to its effect on, and proximity to, the Green Belt; being out of keeping with the existing street scene and its bulk in relation to 7 Warrender Road.

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10)	<b>CH/11/1950/FA</b>	<b>2 Belmont Road Chesham</b>	<b>RIDGEWAY</b>
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**Description:** Rear conservatory, retaining wall and steps

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

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11)	<b>CH/11/1993/SA</b>	<b>Fullers Hill House 91 Fullers Hill Chesham</b>	<b>ST. MARY'S</b>
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**Description:** Application for a Certificate of Lawfulness for a proposed operation relating to the erection of a single storey rear extension and fenestration alterations

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

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12)	<b>CH/11/2012/FA</b>	<b>100 Vale Rose Chesham</b>	<b>VALE</b>
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**Description:** Detached garage and laying of additional hardstanding

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

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13) **CH/11/2028/FA** **21 Taylors Road Chesham** **HILLTOP**

**Description:** Single storey side extension and front porch

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

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14) **CH/11/2042/NMA** **25 Hazelwood Close Chesham** **NEWTOWN**

**Description:** Variation of Condition 3 of planning permission CH/2011/1343/FA so as to allow the frontmost window in the approved conservatory to be opening, and fitted with a 100mm restrictor

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

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15) **CH/11/2046/FAE** **13 Pulpit Close Chesham** **LOWNDES**

**Description:** Single storey front extension (extension of time limit to planning application CH/2008/1725/FA)

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

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16) **CH/11/2047/CA** **Wrights Colour Supplies** **1 Germain Street Chesham** **ST. MARY'S**

**Description:** Demolition of former paint warehouse (unlisted building in a Conservation Area)

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

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17) **CH/11/2058/FA** **10 Germain Close Chesham** **ST. MARY'S**

**Description:** Single storey front/side/rear extension with accommodation in roofspace, lean-to roof canopy/porch to front elevation incorporating replacement roof to front bay window

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

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18) **CH/11/2070/FA** **252A Berkhamstead Road Chesham** **NEWTOWN**

**Description:** Change of use from hairdresser (Use Class A1) to financial services (Use Class A2)

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

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19) **CH/11/2072/FA** **Unit 4, Espirit 17 Asheridge Road Chesham** **ASHERIDGE VALE**

**Description:** Change of use of existing office unit (Use Class B1) to residential flat (Use Class C3)

The Committee recommends **REFUSAL** of this application as it considers it to be an inappropriate change of use in an industrial area and has concerns over parking provision.

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20) **CH/11/2081/FA** **Asquith Day Nurseries Asquith House 34 Germain Street Chesham** **ST. MARY'S**

**Description:** Front entrance porch

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

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21) **CH/11/2100/HB** **44 High Street Chesham** **ST. MARY'S**

**Description:** Re-construction of part of rear roof, removal of chimneystack above roof level to southern side of rear wing, and removal of panel of internal brickwork infill to timber frame in northern gable

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

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