

CHESHAM TOWN COUNCIL

MINUTES of the meeting of the DEVELOPMENT CONTROL COMMITTEE

held on Monday 15th October 2012

PRESENT Councillor M. Fayyaz ó Vice Chairman (presiding)

Councillor	V. M. Abraham	Councillor	R. C. McCulloch
"	A. K. Bacon	"	Mrs C. M. Michael
"	N. L. Brown	"	M. W. Shaw
"	T. Franks	"	C. H. Spruytenburg
"	Mrs R. Juett	"	F. S. Wilson
"	Mrs C. Littley		

Officer: W. Richards - Town Clerk

In Attendance: Mr Masud Ahmed, Chiltern Taxi Driversø Association.

Apologies for absence were received from Councillors Miss R. K. Bhatti, Mrs P. R. Cherrill, P. J. Hudson, D. J. Lacey, Mrs A.M. Pirouet and P. W. Yerrell.

49. DECLARATIONS OF INTEREST

Councillor Wilson declared a pecuniary interest in planning applications CH/12/1434/FA and CH/12/1435/FA due to the proximity of the application to his property and left the meeting during their consideration thereof.

Councillor Mrs Michael declared a non-pecuniary interest in planning application CH/12/1414/FAE due to being the neighbour of the applicant.

Councillor Brown declared a non-pecuniary interest in agenda item 4 as a Member of Chiltern District Councilø Planning Committee.

Councillor Brown declared a non-pecuniary interest in agenda item 6 as a Member of Buckinghamshire County Council and Chairman of the Local Area Forum.

Councillor Spruytenburg declared a non-pecuniary interest in agenda item 7 as a Member of Chiltern District Councilø Taxi and Private Hire Licensing Sub Committee.

Councillor Fayyaz declared a pecuniary interest in agenda item 7 as an employee of one of the local taxi firms and left the meeting during the consideration of this agenda item.

50. MINUTES

It was

RESOLVED

that the Minutes of the meeting of the Development Control Committee held on Monday 24th September 2012 be confirmed and signed by the Chairman as a true record.

51. **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.

52. **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.

53. **PARKING REVIEW**

The Committee discussed whether it wished to draw together a parking review for the town.

As it was agreed that the parking problems listed and already submitted by Members justified attempting developing a strategy to try and tackle such issues, the Committee attempted to determine how this would be best undertaken and what such a strategy should contain.

Councillor Bacon began the discussion since he had initiated the idea. He reported that the Clerk and he had met with the Buckinghamshire County Council Local Area Technician to ascertain what input the County Council could commit to. The Area Technician had stated that while he was keen to help, his time and resources would be limited and recommended therefore that any review was limited to the town centre and realistic in what it could achieve. Accordingly Councillor Bacon proposed it could conceivably look at the current hours of parking restrictions (particularly the early morning times); the possibility on one hour no parking restrictions to deter all day commuter parking and extended residents parking schemes. Other Members then proposed that a review of double yellow lines would be appropriate.

Councillor Brown advised that the removal of double yellow lines was very difficult to achieve but Traffic Regulation Orders could be amended to shorten the length of lines such as in Sunnyside Road. He also highlighted that parking permits needed to have the support of all the residents in the particular street to be successful. Nevertheless it was agreed to proceed with this and the Committee concurred with Councillor Mrs Juetts view that the use of a consultant would show residents that the Council was actively committed to tackling problems on a strategic rather than piecemeal way.

Councillor Abraham suggested that the consultant's brief would need to be focussed and specific otherwise the costs could be unaffordable. Councillor Brown stated that it was possible such a review could be funded through the Local Area Forum but opined that

match-funding from the Council would considerably enhance its chances of success in obtaining a grant.

It was

RESOLVED

officers be instructed to begin discussions with Buckinghamshire County Council and possible consultants on the scope and costs of such a review and bring this back to the next Development Control Committee.

Note: Councillor Fayyaz vacated the Chair and left the Chamber for the next agenda item and the Mayor, Councillor Mrs Littley, took the Chair.

54. **CHILTERN DISTRICT COUNCIL HACKNEY CARRIAGE AND PRIVATE HIRE CONSULTATION**

Having obtained an extension to the consultation deadline for the Chiltern District Council Hackney Carriage and Private Hire consultation, Members discussed how best to respond.

It was agreed that the Clerk should write broadly supporting the Chiltern Taxi Drivers' Association's response previously circulated to Members. It was also agreed that the Clerk should particularly highlight the following:

- In respect of Advertising, there should not be a requirement restricting taxi company names on any signage since this will only make it harder for passengers to recognise taxis they have ordered.
- In light of the current economic climate, a rigorous enforcement of the policy that proposes the introduction of a minimum age criterion for vehicles (proposed policy 7) would be unfair and have a negative effect on the livelihood on many local taxi drivers. If such a policy is introduced, there should be a moratorium until there is a definite and sustained upturn in the economy.
- Regarding proposed policy 9, the conversion of existing vehicles to ensure that they have clear, non-tinted windows would have a significant financially damaging impact on drivers and therefore such proposals should only applied to newly registered vehicles thereby phasing in the licensing requirements as and when vehicles are replaced.

While not part of the consultation per se, the Committee agreed with Councillor Spruytenburg's suggestion that the Council expresses its support for the Chiltern Taxi Drivers' Association's view that it is unfair that the cost of a licence is higher in Chiltern District than neighbouring Wycombe District and Councillor Brown's proposal that the Council support the idea that the licence be renewable every two years in the future instead of annually.

It was noted that provision of taxi ranks was also not part of the consultation so it was agreed that the Clerk be instructed to write to Buckinghamshire County Council requesting that the rank in the Broadway be extended appropriately.

It was

RESOLVED

1. That the Clerk be instructed to respond to the Hackney Carriage and Private Hire consultation as outlined at the meeting.
2. That the Clerk be instructed to write to Buckinghamshire County Council requesting that the rank in the Broadway be extended up to the pedestrianised area opposite the United Reform Church.

Note: Councillor Fayyaz returned to the meeting and took back the Chair.

55. **INFORMATION ITEMS**

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

Councillor Fayyaz informed the meeting that this was likely to be Mr Bernard Meldrum's last submission as the Council's Tree Warden as he was moving to Suffolk. It was noted that Mr Meldrum had undertaken this role diligently and without remuneration for some fifteen years. Accordingly it was agreed that a letter of thanks be sent to him as well as a specially commissioned certificate acknowledging his efforts on behalf of the Council.

56. **CLOSE OF MEETING**

The meeting closed at 8.28pm.

CHAIRMAN

CHESHAM TOWN COUNCIL PLANNING COMMENTS 15TH OCTOBER 2012

1) **CH/12/1361/FA** **6 Missenden Road Chesham** **ST. MARY'S**

Description: New ground floor side window

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

2) **CH/12/1373/FA** **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

The Committee recommends **REFUSAL** of this application as it is out of keeping with the existing street scene and the loss of on-street parking in a highly congesting area. Moreover there are serious concerns in respect of highway safety pertaining to the junctions of Pond Park Road, Addison Road and Lansdowne Road.

3) **CH/12/1377/FA** **Brae House Cameron Road Chesham** **NEWTOWN**

Description: Change of use from offices (Use Class B1) to Islamic Community Centre (Use Class D1)

The Committee recommends **REFUSAL** of this application because of serious traffic safety concerns in an already busy area.

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)

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

5) **CH/12/1430/FA** **18 Little Spring Chesham** **VALE**

Description: First floor side extension, single storey rear extension and roof to porch

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

6) **CH/12/1434/FA** **2A Warrender Road Chesham** **HILLTOP**

Description: Two storey rear extension

The Committee recommends **REFUSAL** of this application on the grounds of over-development

CHESHAM TOWN COUNCIL PLANNING COMMENTS 15TH OCTOBER 2012

7) **CH/12/1435/FA** **2A Warrender Road Chesham** **HILLTOP**

Description: Attached single garage to side of dwelling

The Committee recommends **REFUSAL** of this application on the grounds of over-development

8) **CH/12/1453/FA** **62 Berkeley Avenue Chesham** **LOWNDES**

Description: Single storey rear extension and rear patio with retaining walls

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

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

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

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

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

11) **CH/12/1456/DE** **Land at Rear Of 242-258 Berkhamstead Road Chesham** **VALE**

Description: Redevelopment of site to provide 11 residential units served by altered vehicular access

The Committee recommends **REFUSAL** of this application due to the 24 hour operation of the proposed industrial extractor fans in close proximity to the butchers shop. Moreover the Committee would wish to see any permissions is conditional on delivery space being guaranteed for the existing chemists and parking safeguarded for the neighbouring retail/office outlets.

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

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

CHESHAM TOWN COUNCIL PLANNING COMMENTS 15TH OCTOBER 2012

13) **CH/12/1485/FA** **62 Lye Green Road Chesham** **HILLTOP**

Description: Single storey rear extension

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

14) **CH/12/1502/FA** **14 The Braid Chesham** **HILLTOP**

Description: Single storey side/rear extension with alterations to main roof, sunpipe and rooflight

The Committee recommends **REFUSAL** of this application as being out of keeping with the existing street scene. Moreover the Committee notes with concern the works that appeared to have already taken place.

15) **CH/12/1539/TP** **55 West View Chesham** **HILLTOP**

Description: Re-pollarding of an oak tree protected by a Tree Preservation Order

The Committee defers to the views of the Tree Warden who states that the crown needs to be taken back to the previous pollarding points and left in such a way that water will run off the trunk and not promote further rotting of the canopy. The Committee also notes the dangerous state of the tree and requests the works are undertaken as soon as possible.
