

# Chesham Town Council

Bill Richards  
Town Clerk



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16<sup>th</sup> November 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 26<sup>th</sup> NOVEMBER AT APPROXIMATELY 7.45PM**

(or immediately following the close of the meeting of the Council which commences 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 5<sup>th</sup> November 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](http://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. Development Delivery Plan Document.
8. Appeal – 40 Addison Road and Land Rear of 28-34 Addison Road, Chesham.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'B. Richards'.

Bill Richards  
Town Clerk

To All Members of the Development Control Committee  
Publication Date 16<sup>th</sup> November 2012.



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

## CHESHAM TOWN COUNCIL PLANNING APPLICATIONS 26<sup>TH</sup> NOVEMBER 2012

1)	<b>CH/12/1547/FA</b>		<b>13 Barnes Avenue Chesham</b>	<b>TOWNSEND</b>
<b>Description:</b> Single storey rear extension and extension of existing detached garage and garden terrace over, including widening of access <a href="https://isa.chiltern.gov.uk/WAM/showCaseFile.do?appType=Planning&amp;appNumber=CH/2012/1547/FA">https://isa.chiltern.gov.uk/WAM/showCaseFile.do?appType=Planning&amp;appNumber=CH/2012/1547/FA</a>				
2)	<b>CH/12/1572/FA</b>	<b>Fairfax Securities Ltd</b>	<b>43-45 High Street Chesham</b>	<b>ST. MARY'S</b>
<b>Description:</b> Change of use of ground floor coffee shop (Mixed Use of Classes A1/A3) and first floor residential flat to bank/building society (Use Class A2) <a href="https://isa.chiltern.gov.uk/WAM/showCaseFile.do?appType=Planning&amp;appNumber=CH/2012/1572/FA">https://isa.chiltern.gov.uk/WAM/showCaseFile.do?appType=Planning&amp;appNumber=CH/2012/1572/FA</a>				
3)	<b>CH/12/1632/TP</b>		<b>6 Lycrome Lane Chesham</b>	<b>NEWTOWN</b>
<b>Description:</b> Crown reduction of a lime tree and reduction of long side branches of three Douglas firs all protected by a Tree Preservation Order <a href="https://isa.chiltern.gov.uk/WAM/showCaseFile.do?appType=Planning&amp;appNumber=CH/2012/1632/TP">https://isa.chiltern.gov.uk/WAM/showCaseFile.do?appType=Planning&amp;appNumber=CH/2012/1632/TP</a>				
4)	<b>CH/12/1654/KA</b>		<b>2 King Street Chesham</b>	<b>ST. MARY'S</b>
<b>Description:</b> Removal of a branch and reduction of a branch of a cypress within a Conservation Area <a href="https://isa.chiltern.gov.uk/WAM/showCaseFile.do?appType=Planning&amp;appNumber=CH/2012/1654/KA">https://isa.chiltern.gov.uk/WAM/showCaseFile.do?appType=Planning&amp;appNumber=CH/2012/1654/KA</a>				
5)	<b>CH/12/1661/TP</b>		<b>30 Long Meadow Chesham</b>	<b>VALE</b>
<b>Description:</b> Crown reduction of an oak tree protected by a Tree Preservation Order <a href="https://isa.chiltern.gov.uk/WAM/showCaseFile.do?appType=Planning&amp;appNumber=CH/2012/1661/TP">https://isa.chiltern.gov.uk/WAM/showCaseFile.do?appType=Planning&amp;appNumber=CH/2012/1661/TP</a>				
6)	<b>CH/12/1662/FA</b>		<b>10 Rachels Way Chesham</b>	<b>WATERSIDE</b>
<b>Description:</b> Single storey front and rear extensions <a href="https://isa.chiltern.gov.uk/WAM/showCaseFile.do?appType=Planning&amp;appNumber=CH/2012/1662/FA">https://isa.chiltern.gov.uk/WAM/showCaseFile.do?appType=Planning&amp;appNumber=CH/2012/1662/FA</a>				
7)	<b>CH/12/1681/FA</b>		<b>3 Chessbury Road Chesham</b>	<b>ST. MARY'S</b>
<b>Description:</b> Single storey rear extension <a href="https://isa.chiltern.gov.uk/WAM/showCaseFile.do?appType=Planning&amp;appNumber=CH/2012/1681/FA">https://isa.chiltern.gov.uk/WAM/showCaseFile.do?appType=Planning&amp;appNumber=CH/2012/1681/FA</a>				
8)	<b>CH/12/1696/SA</b>		<b>Hobbs Barn 61 Botley Road Chesham</b>	<b>TOWNSEND</b>
<b>Description:</b> Application for a Certificate of Lawfulness for a proposed operation relating to the conversion of integral garage into habitable accommodation and external alterations <a href="https://isa.chiltern.gov.uk/WAM/showCaseFile.do?appType=Planning&amp;appNumber=CH/2012/1696/SA">https://isa.chiltern.gov.uk/WAM/showCaseFile.do?appType=Planning&amp;appNumber=CH/2012/1696/SA</a>				

## CHESHAM TOWN COUNCIL PLANNING APPLICATIONS 26<sup>TH</sup> NOVEMBER 2012

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9)	<b>CH/12/1705/TP</b>	<b>4 Hivings Court Hivings Hill Chesham</b>	<b>ASHERIDGE VALE</b>
<b>Description:</b> Crown reduction of a pine tree protected by a Tree Preservation Order <a href="https://isa.chiltern.gov.uk/WAM/showCaseFile.do?appType=Planning&amp;appNumber=CH/2012/1705/TP">https://isa.chiltern.gov.uk/WAM/showCaseFile.do?appType=Planning&amp;appNumber=CH/2012/1705/TP</a>			
10)	<b>CH/12/1737/FA</b>	<b>28 Milton Road Chesham</b>	<b>VALE</b>
<b>Description:</b> Single storey rear extension, new vehicular access and excavation of front garden to create parking area including laying of hardstanding and erection of retaining walls (amendment to planning permission CH/2012/1261/FA) <a href="https://isa.chiltern.gov.uk/WAM/showCaseFile.do?appType=Planning&amp;appNumber=CH/2012/1737/FA">https://isa.chiltern.gov.uk/WAM/showCaseFile.do?appType=Planning&amp;appNumber=CH/2012/1737/FA</a>			
11)	<b>CH/12/1738/FA</b>	<b>435 Waterside Chesham</b>	<b>WATERSIDE</b>
<b>Description:</b> Front and rear dormer windows to facilitate loft conversion, front porch extension and insertiion of window in eastern elevation <a href="https://isa.chiltern.gov.uk/WAM/showCaseFile.do?appType=Planning&amp;appNumber=CH/2012/1738/FA">https://isa.chiltern.gov.uk/WAM/showCaseFile.do?appType=Planning&amp;appNumber=CH/2012/1738/FA</a>			

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## CHESHAM TOWN COUNCIL PLANNING DECISIONS 26<sup>th</sup> NOVEMBER 2012

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1)	<b>CH/11/1762/FA</b>	<b>90 Eskdale Avenue Chesham</b>	<b>TOWNSEND</b>
<b>Description:</b>	Erection of two detached buildings, each containing a pair of semi-detached dwellings, served by access from Great Acre, erection of detached bin store and cycle store, and external alterations to No. 90 Eskdale Avenue.		
<b>Comments:</b>	The Committee raises its concern on this application over the narrow vehicular access and general traffic concerns. Moreover it has further concerns over possible flooding and would like to see a sustainable drainage system used if permission is granted.		
<b>Decision:</b>	Conditional permission		
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2)	<b>CH/12/0910/FA</b>	<b>Springwood Land &amp; Development Ltd 3 &amp; 5 Bellingdon Road Chesham</b>	<b>TOWNSEND</b>
<b>Description:</b>	Two storey front/side extension to No. 5 to form row of four terraced dwellings, two storey rear extension to No. 3, porch canopy to Nos. 3 and 5, cycle store, laying of hardstanding, alterations to boundary wall/fencing and new vehicular entrance gate, and alterations to fenestration in Nos. 3 and 5.		
<b>Comments:</b>	The Committee raises its concerns as to the inappropriateness of creating a residential development in such close proximity to long established recreational youth centres and a Friends Meeting House and active burial ground; overdevelopment of the site; inadequate parking; the increased potential of flooding from surface water run-off from the development; the high intensity of use of the limited rear access space; and the poor amenity space and outlook for the new dwellings.		
<b>Decision:</b>	Refuse Permission		
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3)	<b>CH/12/1170/HB</b>	<b>Lewandowski Willcox Ltd 1 Germain Street Chesham</b>	<b>ST. MARY'S</b>
<b>Description:</b>	Change of use from office to three residential flats and one office unit (use class A2), alterations to openings and internal alterations.		
<b>Comments:</b>	The Committee has no comments to make in respect of this application.		
<b>Decision:</b>	Conditional consent		
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4)	<b>CH/12/1277/SA</b>	<b>5 Manor Road Chesham</b>	<b>VALE</b>
<b>Description:</b>	Application for a Certificate of Lawfulness for a proposed operation relating to the creation of a vehicular access and the laying of hardstanding.		
<b>Comments:</b>	The Committee has no comments to make on the Certificate of Lawfulness but raises its concern on the loss of on-street parking and would wish to see the hard standing being of a permeable material.		
<b>Decision:</b>	Cert of law proposed dev or use issued		
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5)	<b>CH/12/1333/FA</b>	<b>3 Little Hivings Chesham</b>	<b>RIDGEWAY</b>
<b>Description:</b>	Single storey front extension.		
<b>Comments:</b>	The Committee has no comments to make in respect of this application.		
<b>Decision:</b>	Conditional permission		

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## CHESHAM TOWN COUNCIL PLANNING DECISIONS 26<sup>th</sup> NOVEMBER 2012

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6)	<b>CH/12/1341/FA</b>		<b>219 Great Hivings Chesham</b>	<b>RIDGEWAY</b>
<b>Description:</b>	Part two storey, part single storey front/side extension and extension to front driveway.			
<b>Comments:</b>	The Committee raises NO OBJECTIONS to this application subject to the driveway being constructed with a permeable material.			
<b>Decision:</b>	Conditional permission			
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7)	<b>CH/12/1361/FA</b>		<b>6 Missenden Road Chesham</b>	<b>ST. MARY'S</b>
<b>Description:</b>	New ground floor side window.			
<b>Comments:</b>	The Committee raises NO OBJECTIONS to this application.			
<b>Decision:</b>	Permission not needed			
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8)	<b>CH/12/1373/FA</b>	<b>Shield Homes</b>	<b>Pond Park House Pond Park Road Chesham</b>	<b>VALE</b>
<b>Description:</b>	Redevelopment of site to provide 4 semi-detached dwellings, three new vehicular accesses, laying of hardstanding and construction of retaining walls.			
<b>Comments:</b>	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.			
<b>Decision:</b>	Refuse permission			
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9)	<b>CH/12/1377/FA</b>	<b>Rawdhah Academy</b>	<b>Brae House Cameron Road Chesham</b>	<b>NEWTOWN</b>
<b>Description:</b>	Change of use from offices (Use Class B1) to Islamic Community Centre (Use Class D1).			
<b>Comments:</b>	The Committee recommends REFUSAL of this application because of serious traffic safety concerns in an already busy area.			
<b>Decision:</b>	Refuse permission			
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10)	<b>CH/12/1396/FA</b>		<b>57 Frances Street Chesham</b>	<b>NEWTOWN</b>
<b>Description:</b>	Single storey rear extension			
<b>Comments:</b>	The Committee recommends REFUSAL on the grounds of bulk and loss of light for the occupants of 59 Francis Street.			
<b>Decision:</b>	Conditional permission			
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11)	<b>CH/12/1397/FA</b>		<b>21 Hillcroft Road Chesham</b>	<b>HILLTOP</b>
<b>Description:</b>	Single storey rear extension			
<b>Comments:</b>	The Committee raises NO OBJECTIONS to this application but raises its concern on its proximity to the boundary line.			
<b>Decision:</b>	Conditional permission			

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## CHESHAM TOWN COUNCIL PLANNING DECISIONS 26<sup>th</sup> NOVEMBER 2012

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12) **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).

**Comments:** The Committee has no comments to make in respect to this application.

**Decision:** Conditional permission

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

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

**Comments:** The Committee has no comments to make in respect to this application.

**Decision:** Conditional permission

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

**Description:** Two storey rear extension.

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

**Decision:** Conditional permission

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

**Description:** Attached single garage to side of dwelling.

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

**Decision:** Conditional permission

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

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

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

**Decision:** Conditional permission

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17) **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.

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

**Decision:** Conditional permission

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## CHESHAM TOWN COUNCIL PLANNING DECISIONS 26<sup>th</sup> NOVEMBER 2012

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18) 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.

**Comments:** 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.

**Decision:** Conditional approval

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19) 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.

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

**Decision:** Conditional permission

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

**Description:** Single storey rear extension.

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

**Decision:** Conditional permission

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21) CH/12/1545/SA 13 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 in respect to this application.

**Decision:** Cert of law dev or use issued

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## **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 2<sup>nd</sup> July 2012, 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).
3. At the Development Control Committee of the 15<sup>th</sup> October 2012, it was resolved that: *'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.'* (Min no. 53)

### **Detailed Consideration**

4. In light of the resolution of the Development Control meeting of the 15<sup>th</sup> October, the Clerk met with Buckinghamshire County Council Local Area Technician again on the 1<sup>st</sup> November and duly submitted the list of roads needing consideration as submitted by Members. While the Local Area Technician stated that he could not commit to the level of officer assistance he gave to the Great Missenden review (previously circulated to Members), he suggested that Buckinghamshire County Council's Parking team may be able to offer more support.
5. Accordingly the Clerk contacted the Parking Services Team Leader who in turn has contacted colleagues at Jacob Ringway to ascertain what consultancy support can be offered and at what cost. Specifically the Parking Services Team Leader has suggested this would comprise:
  - Assessing the problem on various occasions to establish traffic occupancy/ congestion / road safety concerns of the listed streets.
  - A summary paragraph of the issues witnessed compared to the table provided and any perceived issues and a set of plans of the proposed solutions.
6. In regard to costs, no formal response has yet been received from Jacobs/Ringway. However the Parking Services Team Leader believes there are two possible cost stages :
  - The review / assessment work
  - Progressing the Traffic Regulation Order (TRO)



He suggests that the on-costs associated with progressing a large TRO amendment is something that can only be provided following assessment of the review, but in terms of a rough figure, he suggests:

Legal work would be around £1,000 to £1,500.

Advertising the (a) intent and (b) making of the TRO - approximately £1,000 to £2,000 inclusive.

Jacobs / council staff time ó to be confirmed.

Physical works depending on the amount of lining and signing, likely to be between £2,000 to £5,000.

7. Clearly the main expense will be time spent by Jacobs or other consultants both on preparing a TRO and, probably more importantly, on the review/assessment works. While this amount is likely to be significant, the Local Area Technician has suggested that, as with the Great Missenden review, a sizable amount of consultancy costs could be saved by using local volunteers. However the exact amount is unable to be quantified at the current time until the Jacobs Ringway have replied with a specification.
8. The Highways Working Party met on the 7<sup>th</sup> November and the notes are duly **attached**. As can be seen, the working party is proposing to oversee the review if the Council is happy to agree this. It is also suggested Councillor Bacon be co-opted on the working party specifically to consider a parking review since he raised the matter initially.

#### **Recommendation**

1. **That the Committee agree to submit a Local Area Forum Devolved Budget bid subject to the final proposals being considered by the Highways Working Party and agreed by this Committee or full Council along with any other Delegated Budget bids.**
2. **That Councillor Bacon be co-opted on the Highways Working Party specifically to consider the parking review.**

## Highways Working Group Meeting – 7<sup>th</sup> November 2012

Held at Town Hall at 10.30am

Present: Cllr Tony Franks (TF), Cllr Alison Pirouet (AP), Cllr Chris Spruytenburg (CS)  
- Chesham Town Council: Bill Richards (BR) . Town Clerk: Jon Dickens (JD) .  
Buckinghamshire County Council

Apologies for absence were received from Cllrs Mohammad Fayyaz (MF) and Derek Lacey (DL) - Chesham Town Council: Anne-Marie Davies (AMD) - Buckinghamshire County Council

### 1. Notes of Last Meeting

The group considered the notes of the meeting held on the 6<sup>th</sup> June 2012.

Arising out of Min No 7 and following a query from AP, JD advised that the ramp had been replaced, rather than removed, in Blucher Street/The Broadway. All agreed it was a big improvement.

### 2. Update on Chesham Highways

BR suggested that most of the big issues had been covered at the recent Public Meeting on the state of Chesham highways and the subsequent minutes he had widely disseminated. However he invited JD to update on the group on any other issues if he so wished.

JD reported that carriageway patching was to take place in Penn Avenue, Great Hivings and Woodcroft Road, week commencing 19<sup>th</sup> November. Following a query from TF, he also reported that the kerbs were to be repaired in Church Street, week commencing the 12<sup>th</sup> November. CS asked whether Cameron Road could be re-surfaced. JD emphasised again that such requests should be submitted directly to the local Buckinghamshire County Council Members who would be nominating five roads each for repair for next financial year.

JD also advised that the tenders would be out next week for the upgrading of Fullers Close verges. He stated that these would now be replaced with tarmac rather than grasscrete as it was felt that lorries constantly driving over it would prevent grass from growing through. The footpath would also be over-laid.

AP enquired whether any monies would be forthcoming to repair footways. JD conceded many were in bad state in Chesham and he was hopeful that some monies may be made available next year to improve a limited number of these. CS enquired whether partnership working with this Council to effect repairs of footways more quickly was possible. JD said he did not think this likely due to the legal, risk assessment implications of working by highways and schedules of works already agreed. BR also stated he did not feel the Town Council could contribute financially.

AP reported a damaged drain in Kirtle Road. JD agreed to investigate.

### 3. On-Street Parking Review in Chesham

BR and JD explained they had met to discuss a possible parking review. It had agreed that the request was best forwarded to Steve Kenton from Buckinghamshire

County Council's Parking team who may be better placed to liaise with possible consultants to provide a specification of a review and indicative costs before a Local Area Forum funding bid was formulated. It was agreed that this group should be the nucleus of any parking working party set up, with the possible co-option of Cllr Bacon who had initiated the idea of a review.

The working party then briefly discussed parking issues but agreed a holistic solution was required.

#### **4. Community Gang**

JD advised that the next community gang visit was due in the last week in November and then not until January. He reported that the community gang's schedule during the winter would largely be dictated by the weather, since it could be called away and placed on other winter maintenance duties during severe weather problems.

AP congratulated the gang on vegetation clearance by the Youth Centre but requested that, next time, it removes the small self-set trees as well. BR said he had had a request for the moss and weeds to be cleared behind the temporary orange barriers in the Market Square.

#### **5. Winter Maintenance Schedule**

BR advised that his staff would be gritting and snow clearing the High Street and Market Square as in previous years, through the devolved services budget.

JD emphasised that bus lanes and major roads were priority routes for Buckinghamshire County Council when it came to gritting. He accepted that steep gradients also needed to be tackled but opined that these were often dangerous and inaccessible for gritting lorries.

Following a query from AP, JD clarified that Deansway was not on the Priority 1 Precautionary Salting Network. The whole of the road was, however, on the secondary route network so the lorries should salt all of Deansway and not go up Benham Close.

#### **6. AOB**

BR reported he had a meeting arranged with Shaun Pope from Buckinghamshire County Council to look at the possibility of extending the taxi rank in the Broadway and investigating whether there were any other suitable taxi rank sites in town.

BR also advised that he was attending the next steering group meeting of the Chilterns Sustainable Gateways group in Chinnor on the 30<sup>th</sup> November to ascertain the likelihood of funding for improved cycleways in town.

BR thanked Members and JD for their time. It was agreed to meet again on **Wednesday 13<sup>th</sup> February at 10.30am** and the meeting concluded at 11.25am.

Bill Richards  
Town Clerk

## **AGENDA ITEM NO: 7 – 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 24<sup>th</sup> 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.
3. At the Development Control Committee meeting of the 5<sup>th</sup> November 2012, it was resolved that *the proposed response, as presented (by the Neighbourhood Plan Working Party), be agreed as the Council's official submission to the Development Delivery Plan Document consultation.* (Min No. 62)

### **Financial Implications**

4. None applicable to this report.

### **Equality Act Implications**

5. None applicable to this report.

### **Strategic Objectives**

6. 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**

7. Following the submission by your Clerk of this Council's comments on the DDPD, a letter of response has been received from Mr Graham Winwright from Chiltern District Council's Planning department **attached**.

8. Accordingly it has been suggested that there be another meeting of the Neighbourhood Plan Working Party to include a walk around the High Street and Market Square and also for each member to take responsibility for identifying empty employment sites in individual wards and bringing a list to the meeting. The long-term future of the Belmont Club was also suggested as a topic for conversation. Once the working party has met and made recommendations for a response to Mr Winwright's letter, it is proposed these be brought back to the Development Control Committee on the 17<sup>th</sup> December for ratification by Members.
9. It is also proposed that the Neighbourhood Plan Working Party be delegated to compile a draft response to the Department of Communities and Local Government's latest consultation on expanding permitted development rights ([https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/11188/permited.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/11188/permited.pdf)) again with a view to its recommendations being approved at the Development Control Committee on the 17<sup>th</sup> December 2012.

**Recommendation**

**That the Committee agrees to instruct the Neighbourhood Plan Working Party to draft a response to the latest Chiltern District Council letter as presented and to draft a response to the Department of Communities and Local Government's consultation on extending permitted development rights to be considered at the next Committee meeting.**

# CHILTERN DISTRICT COUNCIL

HEAD OF SUSTAINABLE DEVELOPMENT – PETER BECKFORD Dip TP, MRTPI

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Please ask for: Graham Winwright  
Direct Line: 01494 732269  
Email: [gwinwright@chiltern.gov.uk](mailto:gwinwright@chiltern.gov.uk)  
Our Ref:



Mr Bill Richard, Chesham Town Clerk  
Chesham Town Council  
Town Hall  
Chesham  
Bucks. HP5 1DS

8<sup>th</sup> November 2012

Dear Bill

## CHESHAM TOWN COUNCIL'S RESPONSE TO DDPD CONSULTATION

Thank you for your letter of 6<sup>th</sup> November regarding the above and the offer to come back with any clarifications.

In relation to your first bullet point, having attended meetings with your Council's Working Party and Development Control Committee I appreciate their reasons for wanting to seek greater controls on permitted development in the Town's Conservation Area. This however is something that is out of scope for the Delivery DPD. Such controls relate to Article 4 Directions but any proposed direction would need to be very specific both in terms of the permitted development to which it relates, the area it relates too and to be clearly justified. Article 4 Directions are also open to challenge and potentially compensation to affected parties.

Your Council's concern over protecting and enhancing the character of the Conservation Area could however be included in policies in the Delivery DPD. We will be having general design and conservation area policies in the Plan. If there are special unique features or characteristics for Chesham town centre generally or within the Conservation Area that your Council is concerned about then these could be considered for specific design requirements. If this is something your Council would like considered then I would be grateful for your thoughts.

Also under the first bullet point you refer to your Council's role in determining planning applications. Again this is outside of the scope of the Delivery DPD and there is no provision for extending the role of parish councils in determining planning applications in the Localism Act 2011.

Under your second bullet point I note your Council's wish to consider small employment sites within Chesham that have been unoccupied for many years, if appropriate, for housing development. This Council has commissioned employment studies to inform the Delivery DPD looking at overall quantitative land need in the District as well as a qualitative assessment of the larger employment sites. If your Council is able to identify the small sites they would like considered for alternative uses then this would be helpful and an assessment can be carried out in the context of the outcome of our commissioned studies.

In the third bullet point you refer to community initiatives to enhance the Market Square area. This is an objective that I would generally also support however to be taken forward in the Delivery DPD we would need to consider specific projects. If you are aware of specific projects that your Council would like to promote then I would be very interested in these with a view to taking them forward where possible in the Delivery DPD.

Similarly I note your Council's comments in relation to community provision within the Pond Park area and youth facilities within the Town Centre but was seeking to identify specific proposals for consideration. As above if your Council is aware of any specific proposals then I would welcome the opportunity to consider these.

In relation to your final bullet point, sustainability issues as mentioned will be considered generally in either the Delivery DPD or SPD on Sustainable Construction and Renewable Energy. Also we are in contact with Thames Water and all other infrastructure providers to seek their views on the Delivery DPD and also the Council's Infrastructure Delivery Schedule.

I appreciate that these are your Council's initial comments to help inform this Council's preparation of a public participation document in the New Year however if you would like us to take forward any aspects of the points in your letters bullet points then I would be grateful for your Council's further thoughts as suggested above.

Please let me know if you would like to discuss further or if you have any other points you would like taken into account.

Yours sincerely,



Graham Winwright  
Temporary Planning Policy Manager

**AGENDA ITEM NO: 8 – CLOVERCOURT HOMES LTD  
& MASMA LTD – 40 ADDISON ROAD AND LAND  
REAR OF 28-34 ADDISON ROAD, CHESHAM**

**Reporting Officer:** Bill Richards (01494 583824)

**Ward:** Vale

**Summary**

1. To consider whether the Council wishes to make representations to the Secretary of State in respect of an appeal concerning Clovercourt Homes Ltd & Masma Ltd ó 40 Addison Road and Land Rear of 28-34 Addison Road, Chesham.

**Background Information**

2. The appeal relates to the following development which was refused planning permission by Chiltern District Council.

**Planning Application Ref:** CH/2012/1050/FA

**Proposed Development:** Redevelopment of site to provide one pair of semi-detached dwellings and two detached dwellings with associated landscaping and hardstanding, served by altered vehicular access.

**Location:** 40 Addison Road and Land at Rear of 28-34 Addison Road, Chesham.

3. At a committee meeting of the **13<sup>th</sup> August 2012** your Committee raised its concerns about overdevelopment, the increased potential of flooding from surface water run-off, overlooking and highway safety for the development's vehicular access.

**Detailed Consideration**

4. The reasons for the District Council's refusal of planning permission and the Appellant's grounds of appeal are available for viewing on the following link: <https://isa.chiltern.gov.uk/WAM/showCaseFile.do?appType=Planning&appNumber=CH/2012/1050/FA>
5. The Secretary of State has given notice that the appeal is to be decided on the basis of **written representations**. All representations must be received by the planning inspectorate by **10<sup>th</sup> December 2012**.



**Recommendation**

**The Committee is invited whether it wishes to support the District Council's decision or make further comments to the Planning Inspectorate.**

**If the Committee has no further comments to make, there is no need to write in again as copies of the original correspondence will be forward to the Inspectorate.**

Bill Richards  
Town Clerk