

TOWN COUNCIL

MINUTES of the meeting of the **DEVELOPMENT CONTROL COMMITTEE**

held on Monday 27th February 2012

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

Councillor	A. K. Bacon	Councillor	R.C. McCulloch
"	Ms J.E. Bramwell	"	Mrs C. M. Michael
"	N. L. Brown	"	Mrs A.M. Pirouet
"	Mrs P. R. Cherrill	"	M. W. Shaw
"	P. J. Hudson	"	C.H. Spruytenburg
"	D.J. Lacey	"	F.S. Wilson
"	Mrs C. Littley	"	P.W. Yerrell

Officer: W. Richards - Town Clerk

Apologies for absence were received from Councillors Miss R.K. Bhatti, M. Fayyaz, T. Franks and Mrs G. Walker.

83. **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.

84. **MINUTES**

It was

RESOLVED

that the Minutes of the meeting of the Development Control Committee held on Monday 6th February 2012 be confirmed and signed by the Chairman as a true record.

85. **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.

86. **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.

87. **CONSULTATION OF BUCKINGHAMSHIRE COUNTY COUNCIL 'S STREET SWITCH-OFF INITIATIVE**

The Committee was informed that Buckinghamshire County Council had come to the end of its three years streetlight switch-off trial and was seeking comments in respect to the scheme. It was noted that the data for the A416 in regard to collisions and accidents had now been collated and has been considered by the Committee accordingly.

It was unanimously agreed that the Council should reply to the consultation requesting that the lights be switched back on for Amersham Road. It was noted that collisions had increased at night on the road and Members expressed their views that the poor state of the road meant it was particularly unsafe for motor-cyclists and cyclists in the dark. It was also felt that pedestrians were highly vulnerable due to there being no raised kerbing. It was further suggested that Buckinghamshire County Council be advised to write to the Woodland Trust to cut back the tree line on Amersham Road to improve visibility generally.

It was

RESOLVED

that the Town Clerk be instructed to respond to the consultation reflecting the Committee's views.

88. **INFORMATION ITEMS**

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

89. **CLOSE OF MEETING**

The meeting closed at 7.55pm

CHAIRMAN

CHESHAM TOWN COUNCIL PLANNING COMMENTS 27TH FEBRUARY 2012

1) **CH/11/1973/FA** **134 Chartridge Lane Chesham** **LOWNDES**

Description: Chalet bungalow with integral garage

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

2) **CH/11/2075/FA** **The Rose and Crown Public House** **264 Waterside Chesham** **WATERSIDE**

Description: Single storey side/rear extension to facilitate access stairs to first floor level

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

3) **CH/11/2102/HB** **RM Raymond Charitable Trust** **The Gatehouse Blucher Street Chesham** **ST. MARY'S**

Description: Application of fire resistant coating to internal beams at ceiling level of the Hay Gallery and installation of steel guarding around flat roofed area at second floor level

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

4) **CH/12/0063/FA** **40 Milton Road Chesham** **VALE**

Description: Part two storey, part single storey front/side extension

The Committee recommends **REFUSAL** of this application on the grounds of over-development of site, being overly prominent and obtrusive to the existing street scene.

5) **CH/12/0067/FA** **9 Linington Avenue Chesham** **TOWNSEND**

Description: Two storey rear extension and replacement roof incorporating front dormer windows to facilitate accommodation within the roofspace and erection of front porch

The Committee recommends **REFUSAL** of this application on the grounds being over-bearing, out of character with the existing street scene and would set a precedent for further inappropriate dormer windows in the avenue.

CHESHAM TOWN COUNCIL PLANNING COMMENTS 27TH FEBRUARY 2012

6) **CH/12/0074/FA** **40 Bellingdon Road Chesham** **LOWNDES**

Description: Creation of vehicular access from Treachers Close, laying of hardstanding to provide parking area and erection of rear access gates

The Committee recommends **REFUSAL** of this application due to the limited visibility on the highway that would result from this application. The Committee also raises concern on the loss of on-street parking in already congested area.

7) **CH/12/0075/FA** **2 Long Meadow Chesham** **VALE**

Description: Single storey rear/side extension

The Committee raises its concern as to whether sufficient space exists to accommodate extra car-parking

8) **CH/12/0085/FA** **101 Vale Rise Chesham** **VALE**

Description: Part two storey, part first floor side extension

The Committee recommends **REFUSAL** of this application on the grounds of bulk and its effect on the existing street scene.

9) **CH/12/0091/NMA** **Former Site Of 197 and Land at 203 & 205 and R/o 201 & 207
Chartridge Lane And R/o 68 - 78 Berkeley Avenue Chesham** **LOWNDES**

Description: Application for a non-material amendment relating to Plots 22-27 of planning permission CH/2010/1899/FA - Erection of five detached dwellings, four pairs of semi-detached dwellings, one building comprising four terraced dwellings, one building comprising three terraced dwellings and three detached buildings providing a total of fourteen flats, associated garaging, bin and cycle stores, served by new access off Chartridge Lane

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

10) **CH/12/0095/FA** **The Cock Tavern Public House 96 The Broadway Chesham** **ST. MARY'S**

Description: Change of use from Public House (Use Class A4) to mixed use comprising ground floor Use Class A1/A2 unit, four flats and one maisonette (Use Class C3), demolition of part two storey, part single storey rear projection, two storey rear extension incorporating accommodation within roof space, single storey side extension and four front dormer windows

The Committee **WELCOMES** this application.

CHESHAM TOWN COUNCIL PLANNING COMMENTS 27TH FEBRUARY 2012

11) CH/12/0096/CA The Cock Tavern Public House 96 The Broadway Chesham ST. MARY'S

Description: Demolition of part two storey, part single storey rear projection

The Committee **WELCOMES** this application.

12) CH/12/0106/FA 14 The Braid Chesham HILLTOP

Description: Single storey side and side/rear extensions incorporating roof extension to allow habitable accommodation at first floor level

The Committee recommends **REFUSAL** of this application on the grounds of being overlooking and the lack of off-street parking.

13) CH/12/0128/FA 62 Bois Moor Road Chesham WATERSIDE

Description: Single storey rear extension to existing rear outbuilding, insertion of rooflights and replacement roof.

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

14) CH/12/0129/FA 35 Cheyne Walk Chesham TOWNSEND

Description: Two storey side extension and single storey rear extension

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

15) CH/12/0137/FA White Cottage 452 Waterside Chesham WATERSIDE

Description: Formation of new vehicular access, alteration of ground levels and the laying of hardstanding to create parking area.

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

CHESHAM TOWN COUNCIL PLANNING COMMENTS 27TH FEBRUARY 2012

16) CH/12/0148/KA 4 Glebe Cottages Germain Street Chesham ST. MARY'S

Description: Felling of two cypress trees within a Conservation Area

The Committee defers to the comments of the Tree Warden.

'The conifer at the front has become entangled with the telephone wires serving Thomas Harding School; it would be easy to reroute the cable so as to avoid the trees. The applicant wants more light to come into her garden, which is the sole reason for the application. The line of trees help create the 'country cottage' ambience of the whole area, a holistic approach to the application is required. I am not convinced that in felling the tree the area will benefit, in fact the opposite will apply. The owner is prepared to replace the conifer with a smaller replacement; she is suggesting an Amelanchier lamarckii (snowy mespilus) which will grow to about ten feet high.

The conifer at the back is a Leylandii, which is overshadowing the 'Wendy house', and taking up light in the garden. The 'Wendy house' can easily be moved, the tree is malformed, as the leading shoot is missing, but is healthy and is visible from neighbouring properties so there is no real reason why it should be felled. It is a conspicuous feature in the conservation area; however Apart from providing fast growing tree screening I hold no brief for Leylandii which I personally consider to be little better than a weed, so personally would not oppose the application.'

17) CH/12/0164/FA Brushwood Junior School Brushwood Road Chesham HILLTOP

Description: Row of 16 solar photovoltaic panels on south west elevation of existing school building

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

18) CH/12/0177/FA 23 Missenden Road Chesham ST. MARY'S

Description: Part two storey, part single storey rear extension and erection of wall

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

19) CH/12/0178/CA 23 Missenden Road Chesham ST. MARY'S

Description: Demolition of walls within site

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

CHESHAM TOWN COUNCIL PLANNING COMMENTS 27TH FEBRUARY 2012

20) CH/12/0189/TP

6 Lycrome Lane Chesham

NEWTOWN

Description: Crown reduction of three Douglas fir trees and a lime tree all protected by a Tree Preservation Order

The Committee recommends **REFUSAL** of this application as it does not believe the works are necessary and are not supported by nearby residents. It also notes that the owners themselves were not aware a planning application had been submitted.

21) CH/12/0198/KA

The Bury Church Street Chesham

ST. MARY'S

Description: Removal of two conifers, a box tree and an ash tree - all within a Conservation Area.

The Committee defers to the comments of the Tree Warden.

'The two conifers are very near to the building and are very prominent, but this isn't why they are to be felled, the roots are damaging the garden wall holding back the earthen bank. It will be sad to see them go, but I have been persuaded it is necessary.'

'The box tree application is not for felling but crown lifting so that gutters are not blocked, I see no alternative to this procedure.'

'It is not proposed to fell the ash which has become entangled with overhead telephone cables, they have been incorporated into the tree, and the lines could be rerouted. The tree has lots of dead timber in the canopy and surrounding it, so a crown reduction and removal of any dead wood would be of benefit to the tree and the telephone users. The neighbouring properties depending on the telephone cable will probably need reconnecting after the work has been carried out, so coordinating the work with BT would be beneficial. All of this work should be carried out outside the bird nesting season.'

22) CH/12/0245/TP

Lycrome Lodge, Nashleigh Hill and Verge Of Woodcroft Road
Adjacent to 15 Lycrome Lane Chesham

NEWTOWN

Description: Crown reduction of two beeches and a sycamore - all protected by a Tree Preservation Order

The Committee defers to the comments of the Tree Warden.

'I agree that some tree work is required on the trees overhanging Woodcroft Road',
