



# Chesham TOWN COUNCIL

**Chesham Town Hall  
Baines Walk, Chesham, Bucks, HP5 1DS**

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[enquiries@chesham.gov.uk](mailto:enquiries@chesham.gov.uk)  
[www.chesham.gov.uk](http://www.chesham.gov.uk)

Tuesday 26<sup>th</sup> September 2023

Dear Councillor,

You are hereby summoned to a **Meeting of the PLANNING COMMITTEE** to be held in the Council Chamber, Town Hall, Chesham, on **MONDAY 2<sup>nd</sup> October 2023 at 7.30pm**:

## **Agenda**

1. Apologies for Absence
2. Declarations of Interests
3. To receive minutes of the planning meeting held on the 4<sup>th</sup> September 2023
4. Planning Applications
5. Planning Decisions
6. Information Items:
  - a. Temporary Stop Notice Springfield Road
  - b. Post Office Great Hivings finalised plans [Consultation Hub – Great Hivings HP5 2DA](#)
  - c. Bucks planning letter Peter Strachan

Yours sincerely,

Nina Villa  
Interim CEO/ Town Clerk

Cllr Wilford Augustus	Cllr Justine Fulford
Cllr Alan Bacon	Cllr Francis Holly (Chair)
Cllr Qasar Chaudhry	Cllr Chasey Hood
Cllr Majid Ditta	Cllr Nick Southworth
Cllr Mohammad Fayyaz	

**The agenda will be circulated to all members of the Council  
THE MEETING IS OPEN TO THE PUBLIC**

**CHESHAM TOWN COUNCIL**  
**MINUTES of the meeting of the PLANNING COMMITTEE**  
**held on 4<sup>th</sup> September 2023**

**Councillors:**

Councillor Alan Bacon  
Councillor Qaser Chaudhry  
Councillor Mohammad Fayyaz

Councillor Justine Fulford  
Councillor Francis Holly (Chair)

**Other Councillors:**

Councillor Simon Booth  
Councillor Jo Baum

**In attendance:**

Nina Villa – Locum CEO and Town Clerk (remotely)

**26. APOLOGIES FOR ABSENCE**

Apologies were received from Councillors Augustus and Southworth. These were accepted by the Committee.

**27. DECLARATIONS OF INTEREST**

None

**28. MINUTES**

Minutes of the meeting held on 3<sup>1st</sup> July 2023 were noted and approved.

**29. PLANNING APPLICATIONS**

Members present made recommendations on the applications with comments to be submitted to the Planning Authority (Buckinghamshire Council who make the final decisions on all planning applications), on behalf of the committee by the Democratic Services Officer (see Appendix 1).

A member of the public, representing a wider audience who attended the meeting, spoke against the development of housing at 11A and 15 Codmore Crescent, application PL/23/2354/FA. Comments were noted by members.

**30. PLANNING DECISIONS**

Members noted the decisions received from Buckinghamshire Council since the last meeting of the Committee.

**31. GREENWAY MAST APPEAL**

**Resolved:**

Councillors agreed to support officers in their decision on this matter.

**32. MINUTES CHESHAM NEIGHBOURHOOD PLAN WORKING GROUP**

Minutes of the NPWG from 3<sup>rd</sup> July 2023 were noted.

**33. MINUTES TRANSPORT USER GROUP (TUG)**

Minutes of the TUG meeting held on 1<sup>st</sup> August 2023 were noted by the group.

**34. INFORMATION ITEMS**

TPO 248 & 264 Chartridge Lane was noted.

The meeting closed at 8.24pm

<b>AGENDA ITEM 4: APPLICATIONS PLANNING MEETING 4th September 2023</b>						
<b>JULY</b>	<b>Ref No.</b>	<b>Name</b>	<b>Address</b>	<b>Ward</b>	<b>Application</b>	<b>Councillor Decisions from Meeting</b>
1	PL/23/2354/FA	[REDACTED]	11A and 15 Codmore Crescent	Hilltop	Demolition of existing garage and construction of 2x detached 4 bedroom dwellings	<b>Object: out of character to street. Overbearing. Loss of amenity space. Concerns over access to site/ parking for existing bungalows</b>
2	PL/23/2385/SA	[REDACTED]	1 Culverhouse Way	Newtown	C extension, garage conversion and relocation of dropped kerb	
3	PL/23/2381/FA	[REDACTED]	Thames Water Sewage Works Latimer Road	Waterside	New building to house UKPN transformer, MCC5 enclosure to feed all new plant and equipment in the area of the new final settlement tank, MCC6 enclosure to feed the new plant and equipment in the tertiary solids removal area, ferric sulphate chemical dosing package plant, including storage and dosing pumps	<b>Ensure all regulations/mitigations are met. Request condition that entrance to Chess Valley Walk is protected.</b>
4	PL/23/2382/FA	[REDACTED]	71 Berkeley Avenue	Lowndes	dormer and alterations to some windows and doors	
5	PL/23/2355/CON DA	[REDACTED]	Springfield Road Industrial Estate Springfield Road	Waterside	Approval of condition 9 (contamination 2) of planning permission PL/19/1734/FA (Redevelopment of site to provide 34 residential units with associated landscaping and infrastructure)	<b>Decided 27th August</b>
6	PL/23/2317/FA	[REDACTED]	5 Greenway	Ridgeway	Single storey side extension and conversion of existing garage/workshop to living space.	<b>No objections</b>
7	PL/23/2199/CON DA	[REDACTED]	Germaines House 85 Fullers Hil		replace extension at rear of property (sand cast lead) of exactly the same design as the roof.	

8	PL/23/2186/FA		Lowndes House The Bury Church Street	St Marys	Change of use of first and second floors to form three dwellings	<b>Decided 6th August</b>
9	PL/23/2157/VRC		170 White Hill	Townsend	Variation of condition 2 of planning permission PL/23/0561/FA (Part single/part two storey side extension, single storey rear extensions, rear dormer window and replacement front rooflight) to allow rendering of extension along with existing house	<b>No comment</b>
10	PL/23/2150/FA		67 Lowndes Avenue	Lowndes	Single storey rear extension	<b>No comment</b>
11	PL/23/2160/FA		7 Brushwood Road	Hilltop	Single storey rear and front extensions and vehicular crossover	<b>No comment</b>
<b>AUG</b>						
1	PL/23/2591/FA		26 Manor Way	Hilltop	Single storey side / rear infill extension	<b>No comment</b>
2	PL/23/2612/SA		6 Deer Park Walk	Newtown	elevation	
3	PL/23/2585/FA		Hillsi Bungalow 54B Pheasant Rise		floor ex rear and 2 side dormer windows (amen approved scheme)	
4	PL/23/2583/AV		13 Greenway Parade Greenway		illuminated projecting sign.	
5	PL/23/2532/SA		20 Poles Hill	Asheridge Vale	Certificate of Lawfulness for proposed garage conversion including part infill of existing garage door opening and insertion of new window to front elevation and bifold door opening to rear elevation	<b>No comment</b>
6	PL/23/2508/VRC		The Bury Church Street		new dwelling above gro ground floor slab level will remain intact) to allow c finish and bricks	

7	PL/23/2301/FA		Former Chesham Community Hospital Hospital Hill	Waterside	Erection of a new residential, nursing and dementia care home for the frail elderly (Use Class C2) comprising ancillary communal facilities, new means of access to Hospital Hill, parking, landscaping and all other associated works.	<b>Support principle but serious concerns: asbestos /contamination reports required as on gas pipeline; improve access during construction &amp; for emergency services; traffic survey was completed when Waterside was closed; tree survey old; pressure on parking; concerns over access to building &amp; grounds for residents; adjacent to AONB &amp; v. prominent building; overbearing on neighbours gardens</b>
8	PL/23/2268/PNE		89 Brockhurst Road	Newtown	Notification under The Town and Country Planning (General Permitted Development) Order 2015, Part 1 of Schedule 2 Class A for: single storey rear extensions (depth extending from the original rear wall of 4.00 metres, maximum height 3.00 metres, eaves height 3.00 metres)	<b>No comment</b>
9	PL/23/2148/FA		Wingroves Lyndhurst Road	Ridgeway	Subdivision of plot and erection of a detached 2 bedroom dwelling with associated parking; formation of vehicular crossover to serve existing dwelling	<b>Concerns over access. Loss of outdoor amenity space</b>
10	PL/23/2757/PNE				A for: single storey r original rear wall of 4.20 metres, maximum h eaves height 2.50 metres)	
11	PL/23/2740/SA		2 Chapmans Crescent	Lowndes	Certificate of lawfulness for proposed formation of habitable room in roofspace with rear dormer and front rooflights	<b>No comment</b>

12	PL/23/2584/FA		1 White Hill Close		rear extension (amendment to	
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<b>AGENDA ITEM 4: APPLICATIONS PLANNING MEETING 2nd October 2023</b>						
<b>AUG</b>	<b>Ref No.</b>	<b>Name</b>	<b>Address</b>	<b>Ward</b>	<b>Application</b>	<b>Councillor Decisions from Meeting</b>
1	PL/23/2624/FA	[REDACTED]	19	Valley	carport doors, new vehicle access and opening wall and infilling of existing opening	
2	PL/23/2776/CON DA	[REDACTED]	Land To The Rear Of 104-110 Chartridge Lane	Chiltern Ridges	Approval of conditions 6 (drainage) , 17 (boundary treatments) and 18 (bin storage) of planning permission PL/19/4402/FA - Four new dwellings, garages and single storey rear extension to No.108 with associated works, including; demolition works to No.108, provision of vehicular access, parking, turning areas and landscaping	
3	PL/23/2761/FA	[REDACTED]	53 Brockhurst Road	Newtown	New	
4	PL/23/2729/FA	[REDACTED]	12 Overdale Road	Ridgeway	Part two, part single storey rear extension, single storey front extension, changes to windows/door at side elevation and new vehicular access	
<b>SEPT</b>						
1	PL/23/2945/SA	[REDACTED]	6 Woodcroft Road	Newtown	Certificate of Lawfulness for proposed erection of an outbuilding to rear garden	
2	PL/23/2914/FA	[REDACTED]	5 Larks Rise	Waterside		
3	PL/23/2880/FA	[REDACTED]	176 Chartridge Lane	Chiltern Ridges	and roof alterations	
4	PL/23/2869/HB	[REDACTED]	Society 12 Market Square	Chess Valley	Listed building consent for replacement external door and frame	
5	PL/23/2831/AGN	[REDACTED]	Land at Pressmore Farm Ashley Green Road	Newtown	Notification of agricultural or forestry development under Schedule 2, Part 6 of the Town and Country Planning (General Permitted Development) (England) Order 2015 for: Agricultural building with covered hay store	
6	PL/23/2822/FA	[REDACTED]	12 Wykeridge Close	Ridgeway	Demolition of existing garage and erection of a new garage	



<b>AGENDA ITEM 5: PLANNING DECISIONS 2.10.23</b>						
	<b>REF. NO</b>	<b>ADDRESS</b>	<b>WARD</b>	<b>APPLICATION</b>	<b>BCC DECISIONS</b>	<b>CTC DECISIONS FROM PREVIOUS MEETINGS</b>
<b>AUG</b>						
1	PL/23/2160/FA	7 Brushwood Road	Hilltop	Single storey rear and front extensions and vehicular crossover	Conditional permission	No comment
2	PL/23/2157/VRC	170 White Hil	Townsend	Variation of condition 2 of planning permission PL/23/0561/FA (Part single/part two storey side extension, single storey rear extensions, rear dormer window and replacement front rooflight) to allow rendering of extension along with existing house	Conditional permission	No comment
3	PL/23/2139/FA	171 White Hil	Townsend	Part single/part two storey side and rear extension, rear dormer window and replacement front rooflight(amendment to previous permission)	Conditional permission	
4	PL/23/2121/FA	140 Eskdale Avenue	Townsend	Part single storey, part double storey rear/side extension and internal alterations and car port to side.	Conditional permission	No objection
5	PL/23/0419/FA	Thames Valley Police Broad Street	Townsend	Partial demolition of vacant police station and change of use to 10 residential flats; two storey rear extension, part two storey / part single storey extensions to both sides; side and rear roof extensions and raising of ridge height; 2 rear juliet balconies, 2 front, 2 side and 2 rear rooflights and internal alterations	Withdrawn	Refer to Officers
6	PL/22/0951/PNC	Pressmore Farm Ashley Green Road	Newton	Prior notification under Class R of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development)(England) Order 2015 - Change of use of an agricultural building to a flexible use as commercial space to include offices (Use Class E)	Not proceeded with	Approved
7	PL/21/2533/HB	Darvells and Sons Bakery 28-30 High Street	St Marys	Listed building consent for conversion of existing offices to two flats and new external access staircase	Consent not needed	

8	PL/21/1072/COND A	Lords Mill Moor Road	Waterside	Approval of conditions 2 (Hard Surfacing), 4 (Landscaping Scheme), 10 (Construction Traffic Plan) & 16 (Bin Store) of planning permission CH/2017/1843/FA (The restoration and refurbishment of the grade II listed building with the removal of later additions to the rear to facilitate the conversion of the existing buildings into six residential dwellings and a B1 office suite, creation of a new vehicular access from Moor Road with associated car parking, courtyard and soft landscaping.)	Not proceeded with	No comment
<b>SEPT</b>						
1	PL/23/2400/COND A	63 Church Street	St Marys	Approval of conditions 2 (joinery), 3 (outbuilding materials) and 4 (method statement) of listed building consent PL/23/0311/HB (Listed Building Consent for external and internal alterations including partial rebuild and conversion of outbuilding to workshop/studio space and conversion of second floor attic space to habitable accommodation with new window in rear gable)	Condition Accepted	No objection
2	PL/23/2354/FA	11A and 15 Codmore Crescent	Hilltop	Demolition of existing garage and construction of 2x detached 4 bedroom dwellings	Withdrawn	Objection
3	PL/23/2311/FA	145 Bellingdon Road	Asheridge Vale	Single storey rear extension and conversion of bedroom to bathroom	Refuse Permission	No objection
4	PL/23/2298/FA	18 Penn Avenue	Lowndes	Demolish existing garage and replace with a single storey side extension, addition of solar panels to existing roof and extension to rear terrace	Conditional permission	No objection
5	PL/23/2268/PNE	89 Brockhurst Road	Newtown	Notification under The Town and Country Planning (General Permitted Development) Order 2015, Part 1 of Schedule 2 Class A for: single storey rear extensions (depth extending from the original rear wall of 4.00 metres, maximum height 3.00 metres, eaves height 3.00 metres)	Prior Approval Not Required	No comment
6	PL/23/2246/FA	Hope Church Upper Belmont Road	Ridgeway	Infill extension to lobby, new sail canopy, new fire exit doors and internal alterations.	Conditional permission	No objection

7	PL/23/2199/COND A	Great Germaines House 85 Fullers Hill	St Marys	Approval of condition 3 (roof ventilation method) of planning permission PL/23/0563/HB - Listed building consent for the replacement of existing lead roof of Victorian single storey extension at rear of property with a new lead roof (using Code 6 sand cast lead) of exactly the same design as the existing lead roof.	Condition Accepted	No comment
8	PL/23/2150/FA	67 Lowndes Avenue	Lowndes	Single storey rear extension	Conditional permission	No comment
9	PL/23/2063/FA	Hillcrest 38 Alma Road	Vale	Part single/part two storey rear extension.	Conditional permission	No comment
10	PL/23/1639/FA	8 Larks Rise	Waterside	Hip to gable roof extension, rear dormer window and front roof lights to facilitate a loft conversion and single storey side/rear and front porch extensions	Conditional permission	
11	PL/23/1473/FA	Old Orchard House Amy Lane	St Marys	Two storey side and rear extensions, single storey front and side extensions, insertion of 2 front dormer windows, 4 rear dormer windows and 2 side rooflights. Solar panels to the side and rear roof elevations and alterations to front boundary wall.	Conditional permission	No objection
12	PL/22/4191/FA	Seymour House 60 The Broadway	St Marys	Conversion of part of ground floor to create one self-contained apartment (Use Class C3), addition of window, external works and associated matters.	Conditional permission	No comment
13	PL/22/4069/FA	The Cottage 1 Sunnymede Avenue	Newton	Part two storey/part single storey side/rear extension and changes to doors and windows	Conditional permission	No comment

**IMPORTANT: THIS COMMUNICATION AFFECTS YOUR PROPERTY**



**TEMPORARY STOP NOTICE**

**TOWN AND COUNTRY PLANNING ACT 1990  
(as amended by the Planning & Compulsory Purchase Act 2004)**

**ISSUED BY: Buckinghamshire Council ("the Council")**

To: The Owner(s) and Occupier(s) of the Land to which this Notice relates

The Owner/s, Land north of Springfield Road, Chesham, Buckinghamshire,  
HP5 1PW

The Occupier/s, Land north of Springfield Road, Chesham, Buckinghamshire,  
HP5 1PW

The Company Secretary / Clerk, IHMC LIMITED (Co. Regn. No. 10356024) of  
Chartridge Lane, Chesham HP5 2JL.

**WHEREAS:**

1. On 14th September 2023 Buckinghamshire Council ("the Council") has issued this Temporary Stop Notice alleging that on the Land described in paragraph 4 below there has been a breach of planning control consisting of the activity described in paragraph 5 below.

2. This Temporary Stop Notice is issued by the Council, in exercise of its power contained in Section 171E of the 1990 Act, because it thinks that it is expedient that the activity specified in this notice should cease on the land described in paragraph 4 below. The Council, now prohibits the carrying out of the activity specified in this notice. Important additional information is contained in the Annex to this notice.

3. **THE REASONS FOR ISSUING THIS NOTICE**

The works undertaken on the Land amount to development, which is unauthorised in the absence of planning permission.

It appears to the Council that the development as set out in Paragraph 5 of this notice has occurred in the last 4 years.

## **IMPORTANT: THIS COMMUNICATION AFFECTS YOUR PROPERTY**

Having regard to the extent of the works undertaken, it is clear that there is capacity for further harmful unauthorised development on the Land.

### **4. THE LAND TO WHICH THIS NOTICE RELATES**

Land north of Springfield Road, Chesham, Buckinghamshire, HP5 1PW

### **5. THE ACTIVITY TO WHICH THIS NOTICE RELATES**

Without planning permission, the importation and deposition of material, the undertaking of engineering operations, including the movement of hardcore, the laying of hardstanding and the erection of fencing, walls, gates and other means of enclosure.

### **6. WHAT YOU ARE REQUIRED TO DO**

**Cease all the activity specified in paragraph 5 of this Notice**

### **7. WHEN THIS NOTICE TAKES EFFECT**

This notice takes effect on 14<sup>th</sup> September 2023 when the activity specified in this notice shall cease. This notice will cease to have effect after 28 days.

Dated 14<sup>th</sup> September 2023

Signed



Stephanie Penney - Planning Enforcement Team Leader  
Buckinghamshire Council

Council Offices

Queen Victoria Road

High Wycombe

Buckinghamshire HP11 1BB

Enquiries to: Mrs Stephanie Penney

Email: [planningenforcement@buckinghamshire.gov.uk](mailto:planningenforcement@buckinghamshire.gov.uk)

Direct line: 01494 421823

# IMPORTANT: THIS COMMUNICATION AFFECTS YOUR PROPERTY

## Annex

### WARNING

#### THIS NOTICE TAKES EFFECT ON THE DATE SPECIFIED IN PARAGRAPH 7

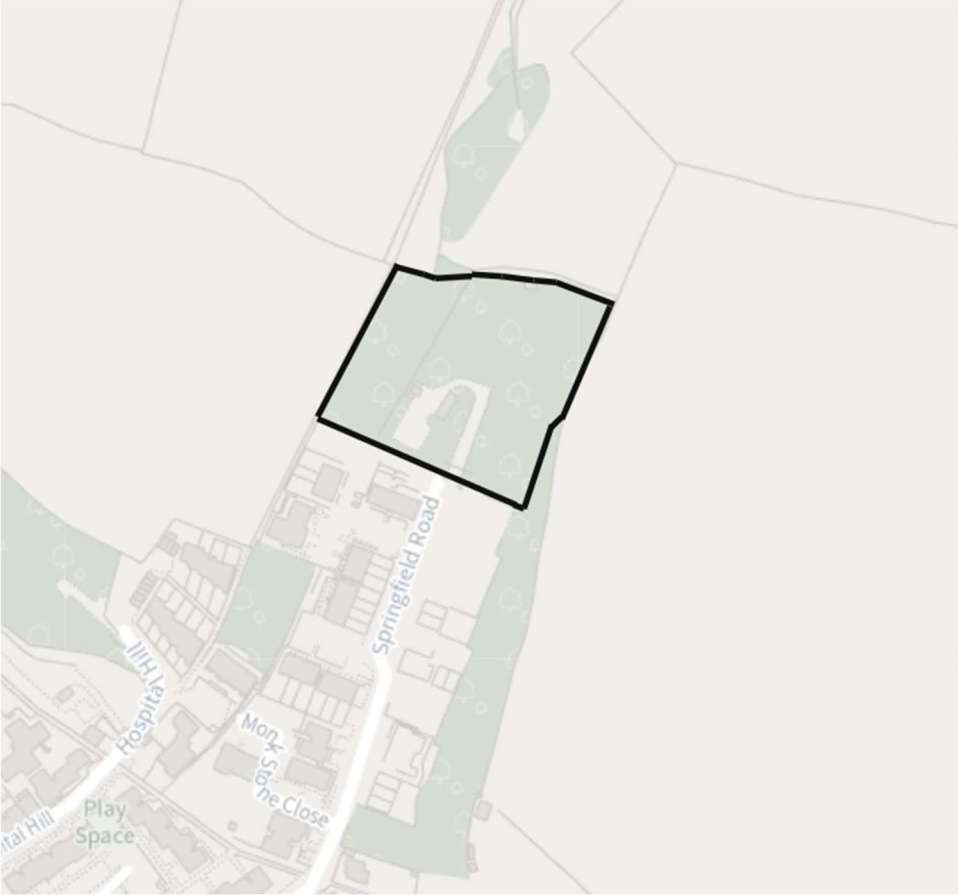
#### THERE IS NO RIGHT OF APPEAL TO THE FIRST SECRETARY OF STATE AGAINST THIS NOTICE

It is an offence to contravene a temporary stop notice after a site notice has been displayed or the temporary stop notice has been served on you. (Section 171(G) of the 1990 Act). If you then fail to comply with the temporary stop notice you will be at risk of **immediate prosecution** in the Magistrates' Court, for which the maximum penalty is **£ 20,000** on summary conviction for a first offence and for any subsequent offence. The fine on conviction on indictment is unlimited. If you are in any doubt about what this notice requires you to do, you should get in touch **immediately** with Planning Enforcement, Council Offices, Queen Victoria Road, High Wycombe, Bucks Tel 01494 461000 or [planningenforcement@buckinghamshire.gov.uk](mailto:planningenforcement@buckinghamshire.gov.uk).

If you need independent advice about this notice, you are advised to contact urgently a lawyer, planning consultant or other professional adviser specialising in planning matters. If you wish to contest the validity of the notice, you may only do so by an application to the High Court for judicial review.

More information on temporary stop notices is available on the Planning Inspectorate web site at [www.planning-inspectorate.gov.uk](http://www.planning-inspectorate.gov.uk).

**IMPORTANT: THIS COMMUNICATION AFFECTS YOUR PROPERTY**



**From:** Simon Garwood <[simon.garwood@buckinghamshire.gov.uk](mailto:simon.garwood@buckinghamshire.gov.uk)>

**Sent:** 21 September 2023 10:58

**Subject:** Important Planning Update

On behalf of Cllr. Peter Strachan, Cabinet Member for Planning and Regeneration, Buckinghamshire Council

Dear Town and Parish Councils

I am writing to provide you with an important planning update that will impact, in the short term, on how we make decisions in the North and Central planning areas of the county.

Many of you will know that the Council has a duty to maintain a 5 year supply of deliverable housing sites. However a recent assessment of our 5 year supply position has shown that for the first time since the adoption of the VALP, the position in the North and Central planning areas has dipped below 5 years (now at 4.5 years).

There are many reasons for this but mainly as a result of a slowdown in development, linked to rising construction costs as well as delays in bringing forward some of the major allocated sites of the VALP. The consequence of this is that in accordance with national policy, the Council will have to apply what is known as the 'tilted balance' when determining some speculative applications and it may be necessary either to approve some of those applications, where they may otherwise have been refused or, we may find some of those sites are approved on appeal for the same reasons.

This Council is not the only one affected by these circumstances and it is precisely because of this situation happening across the country that the Government are planning to introduce changes to national policy which will remove the need to demonstrate a 5 year supply of housing where, as is the case in the VALP area, the Council has an up to date Local Plan.

There is currently no timetable for when the Government will introduce the changes to national policy although we understand the changes should be made later this year or early next year.

In the meantime, the Council must apply the existing national policy and this will be reflected in decisions over the coming weeks and months.

Regards

Cllr. Peter Strachan

Cabinet Member for Planning and Regeneration

Buckinghamshire Council