



Chesham TOWN COUNCIL

Chesham Town Hall
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Tuesday 31st October 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 **TUESDAY 7th November 2023 at 7.30pm:**

Agenda

1. Apologies for Absence
2. Declarations of Interests
3. To receive minutes of the planning meeting held on the 2nd October 2023
4. Action Tracker
5. Planning Applications
6. Planning Decisions
7. Information Items:
 - i. TUG notes from a meeting with Carousel buses

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 2nd October 2023

Councillors:

Councillor Alan Bacon
Councillor Majid Ditta
Councillor Mohammad Fayyaz

Councillor Justine Fulford
Councillor Francis Holly (Chair)

In attendance:

Nina Villa – Locum CEO and Town Clerk (remotely)
Georgina Fernandez – Democratic Services Officer

35. APOLOGIES FOR ABSENCE

Apologies were received from Councillors Augustus, Chaudhry and Southworth. Councillor Hood was absent. These were accepted by the Committee.

36. DECLARATIONS OF INTEREST

None

37. MINUTES

Minutes of the meeting held on 4th September 2023 were noted.

38. 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).

39. PLANNING DECISIONS

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

40. INFORMATION ITEMS

i. Temporary Stop Notice Springfield Road.

The committee expressed their gratitude to officers for their hard work in this matter and that they look forward to the re-instatement of land.

ii. Post Office Great Hivings – this was noted

iii. Bucks Planning letter Peter Strachan.

RESOLVED:

That a letter be sent to Peter Strachan advising of the Planning Committees concerns over the adoption of a 'tilted balance' on planning applications.

The meeting closed at 8.14pm

AGENDA ITEM 5: APPLICATIONS PLANNING MEETING 7th November 2023						
SEP	Ref No.	Name	Address	Ward	Application	Councillor Decisions from Meeting
1	PL/23/3119/FA		18 Ridgeway Road	Ridgeway	Single storey side extension for garage.	
2	PL/23/3101/FA		Ivy Wood 174 Chartridge Lane	Lowndes	Single storey front, side and rear extensions and loft conversion incorporating dormer windows and rooflights.	
3	PL/23/3100/FA		Watermeadow House Watermeadow	St Mary's	New external rear door and combined windows	
4	PL/23/3074/TP		Metropolitan Line Railway		Tree work in accordance with a submitted schedule (TPO/1948/077)	
5	PL/23/3023/FA		95 Lynton Road	Vale	Formation of new vehicular access, excavation of front garden areas, retaining walls and laying of hardstanding to create parking spaces to front of property	
6	PL/23/3025/SA		54 Cresswell Road	Waterside	Certificate of Lawfulness for proposed vehicular access	
OCT						
1	PL/23/3384/SA		42 The Spinney	Hilltop	Certificate of Lawfulness for proposed garage conversion and front infill to allow for a small porch	
2	PL/23/3385/PNE		42 The Spinney	Hilltop	Notification under The Town and Country Planning (General Permitted Development) Order 2015, Part 1 of Schedule 2 Class A for: single storey rear extension (depth extending from the original rear wall of 4.0 metres, maximum height 3.40 metres, eaves height 2.30 metres)	
3	PL/23/3368/FA		13 Patterson Road	Ridgeway	Proposed vehicle access	
4	PL/23/3407/UA		Valley View	Asheridge Vale	Notification under Regulation 5 of the Electronic Communications Code for installation of 2x11m and 1x9m light wooden poles	

5	PL/23/3311/FA		Springfield Road Industrial Estate Springfield Road	Waterside	Proposed construction of one apartment and bin and cycle stores	
6	PL/23/3314/PAPC R		26 High Street	St Mary's	Prior Notification under Class MA of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 - Change of use of part of rear of ground floor Class E unit to 2 dwellings (Use Class C3) It is intended to continue to use the front of the property as a Class E (retail) use.	
7	PL/23/3275/FA		5 Wey Lane	St Mary's	Extension of an existing outbuilding to create a new work from home office, bedroom and shower room.	
8	PL/23/3247/COND A		110 - 112 Church Street	St Mary's	Approval of conditions 2 (Exploratory works), 3 (Conservation roof style) and 4 (Materials) of planning permission PL/23/1077/FA - New conservation rooflight, within kitchen, to rear roof slope of existing single storey building.	
9	PL/23/3246/COND A		110 - 112 Church Street	St Mary's	Approval of conditions 3 (Exploratory works), 4 (Conservation roof style) and 5 (Materials) of Listed Building Consent PL/23/1078/HB -Listed building consent for new conservation rooflight, within kitchen, to rear roof slope of existing single storey building.	
10	PL/23/3190/SA		138 Lye Green Road	Hilltop	Certificate of lawfulness for proposed extension of existing rear dormer window	
11	PL/23/3250/FA		138 Lye Green Road	Hilltop	New timber framed garage with gym/home office above in rural outbuilding style and materials. Removal of existing 10m long leylandii hedge and replacement with 22m indigenous hedge.	
12	PL/23/3214/SA		6 Prior Grove	Townsend	Certificate of lawfulness for proposed single storey rear extension	

13	PL/23/3191/FA		104 White Hill	Townsend	External works to form two new car parking spaces and associated unloading and circulation space, including new stepped retaining walls, fencing, planting, bespoke bin store and new access stair, including new downlighting and enabling for EV charging.	
14	PL/23/3156/SA		49 Treachers Close	Lowndes	Certificate of lawfulness for single storey rear extension and the addition of side windows.	
15	PL/23/3155/HB		Rumbles Sandwich Bar 6 - 8 Church Street	St Mary's	Listed building consent for conversion of the entire existing first floor into a separate residential flat (a flat already exists at first floor but part of the first is also used in association with the ground floor commercial use), change to a first floor rear window and internal changes including removal of central staircase and partitions and erection of new partitions to change the layout of the first floor flat.	
16	PL/23/3108/FA		Spring Cottage 16 Pednormead End	St Mary's	Construction of orangerie extension at rear of property	
17	PL/23/2972/PAPC R		Unit 1 Little Britain House Alma Road	Vale	Prior Notification under Class MA of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 - Change of use of Class E unit to 8 dwellings (Use Class C3)	

AGENDA ITEM 5: PLANNING DECISIONS 7.11.23						
	REF. NO	ADDRESS	WARD	APPLICATION	BCC DECISIONS	CTC DECISIONS FROM PREVIOUS MEETINGS
SEPT						
1	PL/23/2831/AGN	Land at Pressmore Farm Ashley Green Road		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	Prior Approval Refused	Noted
OCT						
1	PL/23/2757/PNE	50 Greenway		Notification under The Town and Country Planning (General Permitted Development) Order 2015, Part 1 of Schedule 2 Class A for: single storey rear extension (depth extending from the original rear wall of 4.20 metres, maximum height 2.90 metres, eaves height 2.50 metres)	Prior Approval Not Required	No comment
2	PL/23/2740/SA	2 Chapmans Crescent		Certificate of lawfulness for proposed formation of habitable room in roofspace with rear dormer and front rooflights	Cert of law proposed dev or use issued	No comment
3	PL/23/2591/FA	26 Manor Way		Single storey side / rear infill extension	Conditional permission	No comment
4	PL/23/2584/FA	1 White Hill Close		Two storey side extension and part two storey, part single storey rear extension (amendment to previously approved scheme)	Conditional permission	No comment
5	PL/23/2585/FA	Hillside Bungalow 54B Pheasant Rise		Single storey side / rear extension, front attached carport, first floor extension to provide first floor accommodation with 2 front, 3 rear and 2 side dormer windows (amendment to previously approved scheme)	Conditional permission	Loss of privacy & outdoor amenity space. Overlooking concerns.
6	PL/23/2583/AV	13 Greenway Parade Greenway		1 no. internally illuminated fascia sign and 1 no. internally illuminated projecting sign.	Conditional consent	No objections
7	PL/23/2532/SA	20 Poles Hill		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	Cert of law proposed dev or use issued	No comment

8	PL/23/2317/FA	5 Greenway		Single storey side extension and conversion of existing garage/workshop to living space.	Conditional permission	No Objections
9	PL/23/1447/FA	274 Asheridge Road		Detached annexe	Refuse Permission	Recommend refusal: In AONB & greenbelt and narrow/dangerous road
10	PL/23/0903/FA	35 Lowndes Avenue		Demolition of existing single storey rear extensions and construction of new two storey rear extension, garage conversion, replacement of external doors and windows, replacement of cladding to front, installation of solar panels to roof slope and associated landscaping works	Conditional permission	Concerned over lack of light/overlooking impact on No.33. Specific planning conditions need to be put in place.

CHESHAM & DISTRICT TRANSPORT USERS' GROUP

Notes of a Meeting held at Chesham Town Hall on Tuesday, 19th September 2023 at 7.30pm

Present: Roderick McCulloch (Chairman), Alan Wallwork (Secretary), plus Glenn de Sousa, Head of Commercial and Planning, Oxford Bus Company incorporating Carousel Buses.

In attendance: 20 TUG members and members of the public

Glenn de Sousa gave a slide presentation outlining the services operated by Carousel Buses locally and highlighted some of the issues faced in providing those services. He also made reference to a number of service improvements introduced as part of the recent timetable changes, which had been notified to and agreed by Buckinghamshire Council.

Amongst those changes, were the provision of a morning and evening service to Amersham School which although he recognised was still not ideal, was implemented as a result of the concerns expressed at the Meeting between parents and himself and Shaun Ritchie, Head of Operations, Oxford Bus Company in January 2023, which was organised by Chesham TUG.

It was also mentioned that new buses ordered for Oxford Bus Company in 2024 would allow newer, more fuel efficient buses to be cascaded into our area.

The Meeting then turned into a Question and Answer session.

Amongst the questions raised were those related to:-

- Those living along the A413 in affordable housing in the Amersham area who had been attracted by the promise of bus services were now left stranded, as many could not afford cars nor even had driving licences.
- Whilst changes to the 106/107 had given Little Chalfont improved services, those whose properties were no longer served by them had lost out.
- As a result of the changes noted above, many people had had to leave their jobs as they could no longer reach their place of work by public transport e.g. Amersham Council Depot workers.
- Whilst it was admitted that there had been little or no public consultation, all changes had been cleared with the County Council in advance. In addition, the County Council alone was responsible for putting up notices at all bus stops, advising of the changes.
- Attention was drawn to the lack of direct services to and from Stoke Mandeville Hospital following the withdrawal of Route 55 and prior to that, the withdrawal of the Woottons' services. Glenn pointed out that Carousel wasn't responsible for operating Route 55 and it was understood that the service was only viable thanks to a subsidy from the NHS to enable nurses to move between Stoke Mandeville and Amersham Hospitals. Once that subsidy was removed, the service was no longer viable commercially.
- Questions were asked about wheelchair accessibility on Carousel's buses and the number of available wheelchair spaces. It was confirmed that drivers were trained to help users of the ramp and that only the newer buses had more than one wheelchair space.

- Concern was expressed at the withdrawal of the 103 to Watford and 105 to Uxbridge. Glenn pointed out that in respect of the former, Arriva had now introduced the 336 to Watford and as for the 105, it had become uneconomic.
- Whilst a new operator had recently introduced two early morning services to LHR, it was noted that there were no corresponding return services and Carousel had no plans to operate similar services during the day as it was felt that London Underground provided adequate cover via the Piccadilly Line.
- Glenn explained that where services were felt to be uneconomic, unless a Council subsidy was available, there was no chance of anyone operating those routes. After discussion on the criteria for a subsidy, the Secretary was asked to invite someone from the County Council to attend a future meeting to explain their rationale and the likely pot of money available for subsidies.
- Glenn confirmed that Carousel's targets for the future included improved punctuality and service standards, although punctuality was often adversely affected by numerous road works.
- The Meeting was reminded that adult bus fares were currently capped at a maximum fare of £2 for a single journey until 31st October. Carousel were no better and no worse off as a result, thanks to a Central Government grant.
- In response to a question, it was reported that the Wycombe pick-me-up service contained a rural mobility element.

The Chairman ended the meeting by giving a Vote of Thanks to Glenn for his comprehensive review of Carousel's operations and for facing lively questioning for about an hour.

Next meeting: Chesham Town Hall at 7.30pm on Tuesday 31st October 2023 (**please note new date**).

ACW: 27-9-23