



Chesham

TOWN COUNCIL

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

Chief Executive
Tony Marmo

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Friday 5 May 2023

Dear Councillor,

I hereby give you notice of a **Meeting of the PLANNING COMMITTEE** to be held in the Council Chamber, Town Hall, Chesham, on **MONDAY 15 May 2023 at 7.30pm**:

Agenda

1. Apologies for Absence
2. Declarations of Interests
3. To receive minutes of the planning meeting held on the 24 April 2023
4. Planning Applications
5. Planning Decisions

Yours sincerely,

Tony Marmo
Chief Executive Officer

Cllr Wilford Augustus
Cllr Alan Bacon
Cllr Joseph Baum
Cllr Qasar Chaudhry
Cllr Mohammad Fayyaz

Cllr Umar Hayyat
Cllr Francis Holly
Cllr Chasey Hood
Cllr Nick Southworth

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

Agenda Item: 3

**CHESHAM TOWN COUNCIL
MINUTES of the meeting of the PLANNING COMMITTEE
held on 24 April 2023**

Councillors:

Councillor Wilford Augustus
Councillor Joseph Baum
Councillor Qaser Chaudhry

Councillor Mohammad Fayyaz
Councillor Francis Holly
Councillor Chasey Hood

In attendance:

Tony Marmo
Georgina Fernandez

Chief Executive Officer
Democratic Services Officer

59. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Bacon, Hayyat and Southworth and were accepted by the Committee.

60. DECLARATIONS OF INTEREST

There were no declarations of interest.

61. MINUTES

Minutes of the meeting held on 27 February 2023 were noted and approved.

62. ACTION TRACKER

The action tracker was noted by members.

63. TUG MINUTES

The TUG minutes of 4th April were noted by members.

64. 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).

65. PLANNING DECISIONS

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

Councillor Baum highlighted No.7, PL/23/0219/FA, of these decisions, stating that if we receive any more applications like this in the future we should refer to the fact that planning was refused due to the lack of parking.

The meeting closed at 19.52pm

AGENDA ITEM 3: APPLICATIONS PLANNING MEETING 24th APRIL 2023					
MAR	Ref No.	Address	Ward	Application	Councillor Decisions from Meeting
1	PL/23/1132/PNE	23 Ashfield Road	Hilltop	Demolition of existing conservatory, 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 5.0 metres, maximum height 3.70 metres, eaves height 2.70 metres)	No comment
2	PL/23/1117/FA	Broadwater Cottage Latimer Rd	Waterside	Demolition of existing cat slide roof and construction of a 2 storey side extension with single storey front element containing a garage, associated landscaping works	No comment
3	PL/23/1101/SA	Broadwater Cottage Latimer Rd	Waterside	Certificate of Lawfulness for proposed construction of a single storey rear extension.	No comment
4	PL/23/1078/HB	110 - 112 Church Street	St Marys	Listed building consent for three new conservation rooflights, within kitchen, to rear roof slope of existing single storey building.	No comment
5	PL/23/1077/FA	110 - 112 Church Street	St Marys	Three new conservation rooflights, within kitchen, to rear roof slope of existing single storey building	No comment
6	PL/23/1028/SA	15 Manor Way	Hilltop	Certificate of Lawfulness for proposed ground floor infill rear extension and opaque first-floor shower room window to the side elevation	No objections
7	PL/23/1020/FA	2 Fryer Close	Waterside	Part two, part single storey rear extension	No objections
8	PL/23/0982/FA	300 Chartridge Lane	Lowndes	Single storey rear extension	No objections
9	PL/23/0958/FA	8 Delmeade Road	St Marys	Single storey rear extension	No objections
10	PL/23/0943/FA	7 Brushwood Road	Hilltop	Single storey side, front and rear/side extensions and vehicular crossover	No objections
11	PL/23/0942/FA	44 Ridgeway Road	Ridgeway	Part single, part double storey rear extension with internal alterations	No comment
12	PL/23/0927/SA	14 Bevan Hill	Asheridge Vale	Certificate of Lawfulness for proposed single storey rear extension following the demolition of existing conservatory and an additional door at side elevation	No objections
13	PL/23/0968/PAPCR	26 High Street	St Marys	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)	The size of the retail space proposed will limit shop owner options

14	PL/23/0903/FA	35 Lowndes Avenue	Lowndes	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	Concerned over lack of light/overlooking impact on No.33. Specific planning conditions need to be put in place.
15	PL/23/0866/VRC	Mapletree Farm 106 Botley Road	Townsend	Variation of conditions 2 (Materials) and 13 (Approved plans) of application PL/22/3457/VRC relating to variations of the original planning permission PL/20/4066/FA for Demolition of existing buildings and erection of 2 semidetached dwellings with associated hard and soft landscaping and new access to allow for the removal of the flint panels on the front and rear elevations and replacement with brickwork.	No comment
16	PL/23/0736/FA	163 Bois Moor Road	Waterside	Conversion of existing garage to living space, widen existing vehicular access including increase of dropped kerb to provide additional off street parking	No comment

AGENDA ITEM 4: APPLICATIONS PLANNING MEETING 15TH MAY 2023					
APR	Ref No.	Address	Ward	Application	Councillor Decisions from Meeting
1	PL/23/1375/RM	Verge South East Of Chiltern Hills Academy	Lowndes	Proposed 5G telecoms installation: H3G 15m street pole and additional equipment cabinets.	
2	PL/23/1288/FA	28 Culverhouse Way	Newtown	Conversion of garage to living space by removing the garage door and laying bricks and installing a window, new flooring, a stud wall in the garage and painting decorations (part retrospective)	
3	PL/23/1196/FA	28 Ashfield Road	Hilltop	Single storey rear and side extension	
4	PL/23/1170/FA	4 Wannions Close	Townsend	Part two, part single storey rear extension and additional windows to side elevation	
5	PL/23/1186/FA	1 Hunters Close	Lowndes	Part two storey, part single storey rear extension with installation of Juliet balcony to rear elevation, conversion of garage into habitable	
6	PL/23/1163/PAPCR	Lowndes House The Bury Church Street	St Marys	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 first floor Class E unit to	
7	PL/23/1157/FA	75 Brockhurst Road	Newtown	Lowering of the vehicular access for the rear driveway - rear entrance at Sevrall Avenue HP5 3EL	
MAY					
1	PL/23/1439/NMA	12 Chestnut Avenue	Hilltop	Non-material amendment to planning permission PL/22/4138/FA (Garage conversion to living space and single storey side extension) to allow increase in rear/side flat roof height to allow new internal ceiling height to match existing and for additional insulation in flat roof	
2	PL/23/1340/SA	14 Portobello Close	Asheridge Vale	Certificate of lawfulness for proposed additional vehicular access and porous hard surface driveway	
3	PL/23/1223/FA	80 Woodley Hill	Waterside	Widening of existing vehicular access and additional hardstanding	

AGENDA ITEM: 5

	REF. NO	ADDRESS	WARD	APPLICATION	BCC DECISIONS	CTC DECISIONS FROM PREVIOUS MEETINGS
APR						
1	PL/23/0776/CONDA	Portobello Farm 165 Asheridge Road	Asheridge Vale	Approval of Condition 6 (a verification report) of planning permission PL/18/4856/FA - Redevelopment of site to provide 5 dwellings following demolition of existing outbuildings, provision of associated landscaping and parking.	Condition Accepted	
2	PL/23/0651/FA	29 Hillcroft Road	Hilltop	Demolition of existing detached garage and erection of new detached garage and garden office	Conditional permission	Comments sent direct by Cllrs
3	PL/23/0646/FA	95 Berkeley Avenue	Lowndes	New vehicular access	Conditional permission	Comments sent direct by Cllrs
4	PL/23/0561/FA	170 White Hill	Townsend	Part single/part two storey side extension, single storey rear extensions, rear dormer window and replacement front rooflight	Conditional permission	Comments sent direct by Cllrs
5	PL/23/0536/FA	19 Groves Way	Lowndes	Single storey rear extension following demolition of the existing conservatory	Conditional permission	Comments sent direct by Cllrs
6	PL/23/0532/FA	201 Great Hivings	Ridgeway	First floor rear extension	Refuse Permission	Comments sent direct by Cllrs
7	PL/23/0454/FA	60 Darvell Drive	Asheridge Vale	Part single/part two storey front and side extension with front and rear rooflights.	Conditional permission	No comment
8	PL/23/0455/SA	60 Darvell Drive	Asheridge Vale	Certificate of Lawfulness for proposed single flat roof dormer loft conversion with roof tiles matched with the existing and two proposed skylights on the front slope of the roof	Cert of law proposed dev or use issued	No comment
9	PL/23/0438/CONDA	Cambridge Yard 109 High Street	St Marys	Approval of condition 9 parts i and ii (A preliminary risk assessment and a site investigation scheme) of planning permission PL/21/3103/FA - Demolition of building and outbuilding to rear and the redevelopment of the site through the construction of a two/three storey building comprising one retail unit, nine residential units, a single storey general and cycle storage building, and a single storey waste and recycling store	Condition Accepted in Part	No comment
10	PL/23/0428/FA	36 Stanley Avenue	Lowndes	Single storey rear extension, single storey rear extension to existing utility and new window to first floor side elevation.	Conditional permission	No objection
11	PL/23/0327/SA	49 Treachers Close	Lowndes	Certificate of lawfulness for proposed new driveway, electric car charger and vehicular access.	Cert of law proposed dev or use issued	No objection
12	PL/23/0310/FA	63 Church Street	St Marys	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.	Conditional permission	Defer to historic builders officer

13	PL/23/0311/HB	63 Church Street	St Marys	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.	Conditional consent	Defer to historic builders officer
14	PL/23/0005/FA	16A Frances Street	Newtown	Insertion of first floor side window and alterations to front and rear fenestration (retrospective)	Conditional permission	No objections
15	PL/23/0006/FA	16B Frances Street	Newtown	Insertion of first floor side window and alterations to front and rear fenestration (retrospective)	Conditional permission	No objections
16	PL/22/4369/PAPCR	Certain Change Ltd 1B Eskdale Avenue	Townsend	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 Class E unit to 1 dwelling (Use Class C3)	Prior Approval Given	Concern about providing support to employment space becoming residential, which would result in loss of employment opportunities in the Town.
17	PL/22/3218/SA	Certain Change Ltd 1B Eskdale Avenue	Townsend	Certificate of lawfulness for proposed change of use to a residential home. (Use class C3)	Withdrawn	Concern about providing support to employment space becoming residential, which would result in loss of employment opportunities in the Town.
MAY						
1	PL/23/0867/FA	265 Bois Hill	Waterside	Single storey rear extension and steps down to garden.	Conditional permission	Comments sent direct by Cllrs
2	PL/23/0508/FA	1 Essex Road	Newtown	Part two, part single storey rear extension and an additional two windows to the side elevation	Conditional permission	