



Chesham

TOWN COUNCIL

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

Chief Executive
Tony Marmo

01494 774 842
enquiries@chesham.gov.uk
www.chesham.gov.uk

Monday 20 February 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 27 FEBRUARY 2023 at 7.30pm:**

Agenda

1. Apologies for Absence
2. Declarations of Interests
3. Minutes of the meeting held on the 30 January 2023
4. Committee Action Tracker
5. Planning Applications
6. Planning Decisions
7. Local Plan for Buckinghamshire - Appendices 1-4

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 30 January 2023

Councillors:

Councillor Wilford Augustus Councillor Nick Southworth (Chair)
Councillor Alan Bacon
Councillor Qasar Chaudhry
Councillor Mohammad Fayyaz

In attendance:

Tony Marmo Chief Executive Officer
Georgina Fernandez Democratic Services Officer

42. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Holly and Baum and were accepted by the Committee. Councillors Hayatt and Hood were absent.

43. DECLARATIONS OF INTEREST

There were no declarations of interest.

44. MINUTES

Minutes of the meeting held on 9 January 2023 were approved.

45. ACTION TRACKER

This was noted.

46. 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).

47. PLANNING DECISIONS

Members noted the decision notice received from Buckinghamshire Council since the last meeting of the Committee. There were no comments.

The Chair asked if The Democratic Services Officer could add a column to the spreadsheet to show a comparison between Buckinghamshire and Chesham Council decisions.

RESOLVED:

Democratic Services Officer to review documentation to include an extra column to include Chesham Council decisions for comparison with Buckinghamshire Council decisions.

48. CHESHAM NEIGHBOURHOOD PLAN WORKING GROUP WORKING MINUTES

The minutes from the meeting on 16 January 2023 were noted.

49. CHESHAM & DISTRICT TRANSPORT USER GROUP MINUTES

The minutes from the meeting on 3 January 2023 were noted.

50. NEW STREET TRADING CONSENT APPLICATION

An application by Hungry Jasmine for a street trading licence for their van on market square, offering pizza, pasta and burgers, was considered by councillors.

Councillor Southworth said that he was not in favour of this application as it does not sit favourably with the night-time culture we are trying to develop in Chesham. It is not in keeping with Market Square and we do not wish to take away trade from the existing local businesses.

Councillor Augustus agreed that there was no appetite for this type of application and that the feedback from local restaurant owners is that whilst they are paying council rates, the vans are only paying for permits. We already have good quality food outlets which serve the Chesham demographic.

Councillor Chaudhry stated that it would have a detrimental impact on other businesses.

RESOLVED:

Councillors resolved to object to the application by Hungry Jasmine for a street trading licence on Market Square Chesham.

The meeting closed at 8.29pm

AGENDA ITEM: 4

Planning Committee

ACTION TRACKER FROM MEETINGS OF THIS COMMITTEE

Key to colour is status column

BLUE = ACTION COMPLETE

GREEN = ACTION ON TRACK

AMBER = ACTION DELAYED

RED = ACTION SEVERELY DELAYED

Minute No.	Resolution	Target Completion	Responsible Officer	Status	Update
10 October 2022					
21	TPO Charteridge Lane - a potential application may be submitted in November. Committee to issue a letter of support for TPO.	28.11.2022	Chief Executive Officer		TPO has been confirmed by Local Planning Authority
28 November 2023					
26(i)	That the Chief Executive Officer and Democratic Services Officer review the planning procedures and calendar of meetings to decide if shorter meetings more often would be beneficial.		Chief Executive Officer & Democratic Services Officer		After discussion with the chair, the meeting schedule to continue as is, monthly.
30 January 2023					
47	Democratic Services Officer to review documentation to include an extra column to include Chesham Council decisions for comparison with Buckinghamshire Council decisions.		Democratic Services Officer		

AGENDA ITEM 5 : APPLICATIONS PLANNING MEETING 27th FEBRUARY 2023					
	Ref No.	Address	Ward	Application	Councillor Decisions from Meeting
JAN					
1	PL/23/0333/PNE	13 Upland Avenue	Ridgeway	Single storey rear extension (depth extending from the original rear wall of 6.0 metres, maximum height 3.0 metres, eaves height 3.0 metres)	
2	PL/23/0338/SA	Chesham Moor Bois Moor Road	Waterside	Certificate of lawfulness for the proposed replacement of the existing concrete footbridge over the river channel with a structure in the same location, that allows safe wheel-chair & buggy access through all weathers, side-by-side walking and is constructed of materials that are more sensitive and/or traditional to the area.	
3	PL/23/0337/TP	2A Sayward Close	Newtown	G1 field maple - Prune back to around previously managed points (TPO/1958/009)	
4	PL/23/0324/FA	205 Bois Moor Road	Waterside	Enclosure of front porch	
5	PL/23/0323/SA	205 Bois Moor Road	Waterside	Certificate of Lawfulness for proposed single storey extension	
6	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.	
7	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.	
8	PL/23/0308/FA	3 Tweenways	Townsend	Single storey rear extension	
9	PL/23/0277/FA	48 Lynton Road	Vale	Extending the existing vehicular access	
10	PL/23/0218/FA	19 Longfield Road	Lowndes	Single storey side extension and front porch extension	
11	PL/23/0219/FA	Land To The Rear Of 125 Vale Road	Vale	Construction of a single storey detached dwelling using existing vehicular access from Greenway.	
12	PL/23/0211/TP	79 Lye Green Road	Hilltop	T6 and T7 lime - prune branches overhanging 5 The Limes back to boundary. (TPO/2003/008)	
13	PL/23/0189/CONDA	48 Milton Road	Vale	Approval of condition 3 (Materials) of planning permission PL/22/2804/FA - Vehicle crossover including relocation of lamp post, new hardstanding for vehicle parking with associated walls and railings.	
14	PL/23/0184/FA	2 Reynolds Walk	Ridgeway	Single storey rear extensions, front porch, changes to windows and demolition of store	
15	PL/23/0138/FA	119 Eskdale Avenue	Townsend	Single storey rear extension, replacement side dormer window, new and replacement rooflights and internal alterations	
16	PL/22/4168/FA	The Red Lion Public House Red Lion Street	St Marys	External seating area which includes the erection of two huts, pergola, external walk in freezer, lighting posts, retaining walls, cycle storage and hardstanding	

AGENDA ITEM 5: APPLICATIONS PLANNING MEETING 27th FEBRUARY 2023					
FEB	Ref No.	Address	Ward	Application	Councillor Decisions from Meeting
1	PL/23/0508/FA	1 Essex Road	Newtown	Part two, part single storey rear extension and an additional two windows to the side elevation	
2	PL/23/0502/KA	5 Missenden Road	St Marys	Pear tree - fell (Chesham Conservation area)	
3	PL/23/0470/VRC	23 Hampden Avenue	Lowndes	Variation of condition 4 (approved plans) of planning permission PL/22/2223/FA (Part single /part two storey rear extension, first floor front extension, additional side windows and raised rear patio) to allow extension of approved crown roof	
4	PL/23/0455/SA	60 Darvell Drive	Asherdige 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 .	
5	PL/23/0454/FA	60 Darvell Drive	Asherdige Vale	Part single/part two storey front and side extension with front and rear rooflights.	
6	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	
7	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.	
8	PL/23/0349/FA	2 Elmtree Hill	Asherdige Vale	Two storey front extension replacing single storey porch, re-positioning of side window	
9	PL/23/0334/FA	2 Ridgeway Close	Ridgeway	Single storey side, rear and front extensions, rear canopy and an additional window to the side elevation	
10	PL/23/0327/SA	49 Treachers Close	Lowndes	Certificate of lawfulness for proposed new driveway, electric car charger and vehicular access.	

AGENDA ITEM 6**BCC DECISIONS PLANNING MEETING 27th FEBRUARY 2023**

	REF. NO	ADDRESS	WARD	APPLICATION	BCC DECISIONS	CTC DECISIONS FROM PREVIOUS METINGS
JAN						
1	PL/22/4166/SA	18 Benham Close		Certificate of Lawfulness for proposed Loft conversion with a rear dormer and three front rooflights	Cert of law proposed dev or use issued	No comment
2	PL/22/4138/FA	12 Chestnut Avenue		Garage conversion to living space and single storey side extension.	Conditional permission	Concerns over loss of amenity to adjacent property
3	PL/22/4009/FA	6 Pullfields		Single storey rear/side extension with mono pitch roof and roof windows	Conditional permission	Refuse: risk of over-shadowing/loss of light to neighbour, overdeveloped
4	PL/22/3956/SA	8 Park Road		Certificate of lawfulness for proposed rear dormer, 2 side and 1 rear rooflights and front window	Cert of law proposed dev or use issued	No Coment
FEB						
1	PL/23/0148/PNE	89 Brockhurst Road		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 3.0 metres, eaves height 3.0 metres)	Prior Approval Refused	No Objections
2	PL/22/4441/PAPCR	Lowndes House The Bury Church Street		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 3 dwellings (Use Class C3)	Prior Approval Refused	No Objections
3	PL/22/4276/COND A	1 Higham Road		Approval of condition 5 (Ecological enhancements) of planning permission PL/21/2468/FA - Alterations to existing building including 2 storey side extension and changes to windows and doors. Conversion of the existing dwelling into 3 separate 1 bed flats.	Condition Accepted	No Comment
4	PL/22/4227/FA	Mapledene Lycrome Road		New close board timber fence to front boundary	Conditional permission	No comment
5	PL/22/4183/CONDA	Lake House The Bury Church Street		Approval of conditions 2 (ground levels and the proposed slab and finished floor levels of the dwelling) 4 (Site plan showing parking and turning), 5 (Existing site plan showing existing trees, shrubs and hedgerows - no change to the existing is proposed as part of the work), 6 (planting, seeding and turfing), 8 (Protected Species and sites Construction Method Statement), 9 (Biodiversity enhancement plan showing bat tubes and swift boxes) of planning permission PL/21/3951/FA - Demolition of existing dwelling and erection of new dwelling above ground floor slab. The basement below the ground floor slab level will remain intact	Condition Accepted	No Comment
6	PL/22/4146/FA	44 Ridgeway Road		Demolition of garage and outbuilding and erection of part two, part single storey side extension	Conditional permission	No Comment

7	PL/22/3976/FA	Trinity Baptist Church Red Lion Street		External and internal alterations including replacing the front entrance doors with frameless glass doors, replacement of side doors and 2 No rear windows and insertion of glazed panels within existing front balustrade.	Conditional permission	No Objections
8	PL/22/2685/FA	507 Waterside		Single storey rear extension, changes/additional windows/door to side elevation, loft conversion with rear dormer and 2 front roof lights	Conditional permission	



AGENDA ITEM 7 APPENDIX 2

Good morning,

Below are details of the public consultations taking part in the ward of Chess Valley, section one details the locations in this ward and section two details the full list of schemes and locations.

Section one

<p>Disabled Bays Scheme (35 sites multiple locations)</p>	<p>Bois Moor Road, Chesham</p>	
<p>Disabled Bays Scheme (35 sites multiple locations)</p>	<p>Five Acres, Chesham</p>	

<p>Disabled Bays Scheme (35 sites multiple locations)</p>	<p>Moor Road, Chesham</p>	
<p>Disabled Bays Scheme (35 sites multiple locations)</p>	<p>Woodley Hill, Chesham</p>	

Section two

Overview

Transport for Buckinghamshire are proposing to install the following restrictions:

- Disabled Badge Holder Bays,
- Limited Waiting Parking Bays (various times),
- No Loading (various times),
- No Waiting – Single yellow line (various times),
- No Waiting At Any Time – Double yellow line,
- Permit Holder Only Parking Area,
- No Stopping Mon-Fri 8am-5pm On Entrance Markings – School Zig-Zags,
- Restricted Parking Zone (no waiting at any time).

At various locations across the county:

Amersham	Flackwell Heath	Princes Risborough
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Aylesbury	Great Missenden	Quinton
Beaconsfield	High Wycombe	Seer Green
Bourne End	Iver	Soulbury
Buckingham	Iver Heath	Tylers Green
Burnham	Marlow	Winslow
Chalfont St Giles	Mursley	Whaddon
Chesham	Padbury	Wooburn Green
Denham	Penn	
Farnham Common	Prestwood	

What you can do

A copy of the plans showing the proposals may be viewed at:

<https://yourvoicebucks.citizenspace.com/>. Comments to the proposals together with the grounds on which they are made, must be sent in writing by Sunday 12th March 2023 in any of the following ways.

- Complete the online comment form/s using this link - <https://yourvoicebucks.citizenspace.com/>.
- Visit our "Traffweb" website (<https://buckinghamshire.traffweb.app/traffweb/2/PublicConsultation>) to view the proposals and leave your comments.
- Email us at parkingtro@buckinghamshire.gov.uk
- Write to us at Traffic Regulation Team at Buckinghamshire Council, New County Offices, Walton Street, Aylesbury HP20 1UY

Detailed below are the various scheme covered by the above locations and restrictions.

Scheme Name (Buckinghamshire Council)	CitizenSpace Name	TraffWeb Name
Ashley Drive, Penn Scheme	Ashley Drive Penn Parking Review - Statutory Consultation	FC 021 – Static
Aylesbury Junction Protection and School Zig-Zags Scheme	Aylesbury Junction Protection and School Entrance Restrictions Parking Review - Statutory Consultation	FC 022 – Static
Wethered Road Marlow Parking Review (Holy Trinity School)	Wethered Road Marlow Parking Review - Statutory Consultation	FC 023 – Static
Iver High Street Scheme	High Street Iver Parking Review - Statutory Consultation	FC 024 – Static
Thornbridge Road Area Parking Review -Iver Heath	Thornbridge Road Iver Heath Parking Review - Statutory consultation	FC 025 – Static
Tylers Green Area Scheme	Tylers Green Parking Review - Statutory consultation	FC 026 – Static
Whaddon Scheme	Whaddon Parking Review - Statutory Consultation	FC 027 – Static
Seer Green Scheme	Seer Green Parking Review - Statutory Consultation	FC 028 – Static

Horseshoe Crescent Scheme (Permit Parking)	Horseshoe Crescent Area of Beaconsfield Parking Review - Statutory consultation	FC 029 – Static
Disabled Bays Scheme (35 sites multiple locations)	Disabled Parking Bays near Residential properties - Consultation	FC 030 – Static
The Common, Flackwell Heath	The Common Flackwell Heath Parking Review - Statutory Consultation	FC 031 – Static
Greyhound Lane, Winslow Scheme	Greyhound Lane Winslow - Statutory Consultation	FC 033 – Static
Missenden Scheme	Missenden Parking Review - Statutory Consultation	FC 034 – Static
South West Chiltern Scheme	South West Chilterns Parking Review - Statutory Consultation	FC 035 – Static
Wattleton Road, Beaconsfield Scheme	Wattleton Road Beaconsfield Area Parking Review - Statutory Consultation	FC 036 – Static

What happens next

Following the closure of the Statutory Consultation on Sunday 12th March 2023, any responses to the proposals will be collated and considered before a report is submitted to the Cabinet Member for Transportation. The Cabinet Member will decide how the scheme should progress and consultees will be informed of this decision once it has been made.

If you have any further questions about the proposals, please let me know.

Yours sincerely

Ian Thomas

Traffic Regulations Manager
Buckinghamshire Council

01296-382694

ian.thomas@buckinghamshire.gov.uk

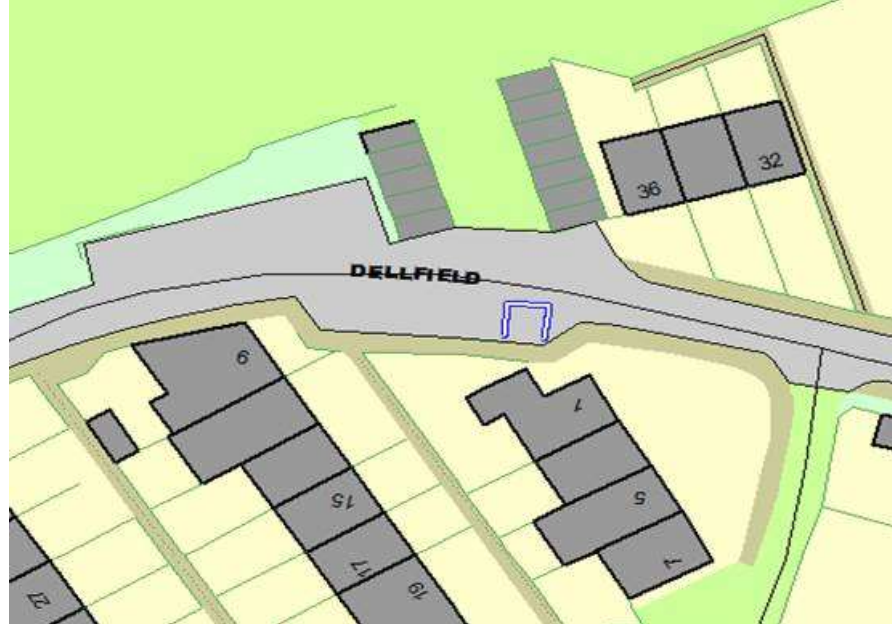
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AGENDA ITEM 7 APPENDIX 3

Good morning,

Below are details of the public consultations taking part in the ward of Chiltern Ridges, section one details the locations in this ward and section two details the full list of schemes and locations.

Section one

<p>Disabled Bays Scheme (35 sites multiple locations)</p>	<p>Dellfield, Chesham</p>	
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Section two

Overview

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- Restricted Parking Zone (no waiting at any time).

At various locations across the county:

Amersham	Flackwell Heath	Princes Risborough
Aylesbury	Great Missenden	Quinton
Beaconsfield	High Wycombe	Seer Green
Bourne End	Iver	Soulbury
Buckingham	Iver Heath	Tylers Green
Burnham	Marlow	Winslow
Chalfont St Giles	Mursley	Whaddon

Chesham	Padbury	Wooburn Green
Denham	Penn	
Farnham Common	Prestwood	

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The Common, Flackwell Heath	The Common Flackwell Heath Parking Review - Statutory Consultation	FC 031 – Static

Greyhound Lane, Winslow Scheme	Greyhound Lane Winslow - Statutory Consultation	FC 033 – Static
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AGEND ITEM 7 APPENDIX 4

Good morning,

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Section one

<p>Disabled Bays Scheme (35 sites multiple locations)</p>	<p>Alma Road</p>	
<p>Disabled Bays Scheme (35 sites multiple locations)</p>	<p>Nightingale Road</p>	

Section two

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