



# Chesham TOWN COUNCIL

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

01494 774 842  
[enquiries@chesham.gov.uk](mailto:enquiries@chesham.gov.uk)  
[www.chesham.gov.uk](http://www.chesham.gov.uk)

Monday 20<sup>th</sup> November 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 27<sup>th</sup> 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 7<sup>th</sup> November 2023
4. Action Tracker
5. Planning Applications
6. Planning Decisions
7. Information Items:
  - i. Email from Ridgepoint re. Springfield Road planning application
  - ii. TUG Minutes 31<sup>st</sup> October 2023
  - iii. Email Alan Walwork TUG

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 7<sup>th</sup> November 2023**

**Councillors:**

Councillor Wilford Augustus  
Councillor Alan Bacon  
Councillor Mohammad Fayyaz

Councillor Justine Fulford  
Councillor Francis Holly (Chair)  
Councillor Nick Southworth

**In attendance:**

Louise Steele – Interim RFO  
Georgina Fernandez – Democratic Services Officer

**41. APOLOGIES FOR ABSENCE**

Apologies were received from Councillors Hood, Ditta and Chaudhry. These were accepted by the Committee.

**42. DECLARATIONS OF INTEREST**

None

**43. MINUTES**

Minutes of the meeting held on 2<sup>nd</sup> October 2023 were noted.

**44. ACTION TRACKER**

This was noted

**45. 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).

**46. PLANNING DECISIONS**

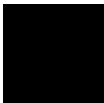
Members noted the decisions received from Buckinghamshire Council since the last meeting of the Committee.

**47. INFORMATION ITEMS**

TUG minutes were noted and members thanked this group for there continued hard work.

The meeting closed at 8.26pm

<b>AGENDA ITEM 5: APPLICATIONS PLANNING MEETING 7th November 2023</b>						
<b>SEP</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/23/3119/FA		18 Ridgeway Road	Ridgeway	Single storey side extension for garage.	No objections
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.	No objections
3	PL/23/3100/FA		Watermeadow House Watermeadow	St Mary's	New external rear door and combined windows	No objections
4	PL/23/3074/TP		Metropolitan Line Railway		Tree work in accordance with a submitted schedule (TPO/1948/077)	No objections
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	Confirm highways conditions met. Are materials and construction methods used suitable for retaining wall.
6	PL/23/3025/SA		54 Cresswell Road	Waterside	Certificate of Lawfulness for proposed vehicular access	Defer to officers
<b>OCT</b>						
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	No comment
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)	No comment
3	PL/23/3368/FA		13 Patterson Road	Ridgeway	Proposed vehicle access	No objections



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	Defer to officers. Concerned plans not adequate impression of what they are aiming to do.
5	PL/23/3311/FA		Springfield Road Industrial Estate Springfield Road	Waterside	Proposed construction of one apartment and bin and cycle stores	Objection - loss of amenity and amenity space outside. Cramped.
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.	Refuse. Loss of employment space. Concerns over viability of commercial space if separated from rear space.
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.	Refuse as forms a separate habitable dwelling.
8	PL/23/3247/CONDA		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.	Defer to officers
9	PL/23/3246/CONDA		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.	Defer to officers
10	PL/23/3190/SA		138 Lye Green Road	Hilltop	Certificate of lawfulness for proposed extension of existing rear dormer window	No comment

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.	Recommend the condition that it does not become a separate unit of occupation
12	PL/23/3214/SA		6 Prior Grove	Townsend	Certificate of lawfulness for proposed single storey rear extension	No comment
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.	No objections
14	PL/23/3156/SA		49 Treachers Close	Lowndes	Certificate of lawfulness for single storey rear extension and the addition of side windows.	No comment
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.	Refuse. Refer to historic buildings. Concerns over listing applications. Reduction commercial area. Makes retail space less viable for PL233514/FA.
16	PL/23/3108/FA		Spring Cottage 16 Pednormead End	St Mary's	Construction of orangerie extension at rear of property	No objections

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)	Refuse. Not enough information - would be helpful to have a plan/documentation. Serious concerns over parking. Loss of employment land. Is the correct planning information on website?
----	----------------------	--	---	------	--	---

## 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
<b>2<sup>nd</sup> October 2023</b>					
40	That a letter be sent to Peter Strachan advising of the Planning Committees concerns over the adoption of a 'tilted balance' on planning applications.		Democratic Services Officer		Letter approved by CEO/Chair and posted 5 <sup>th</sup> October. No reply received to date.

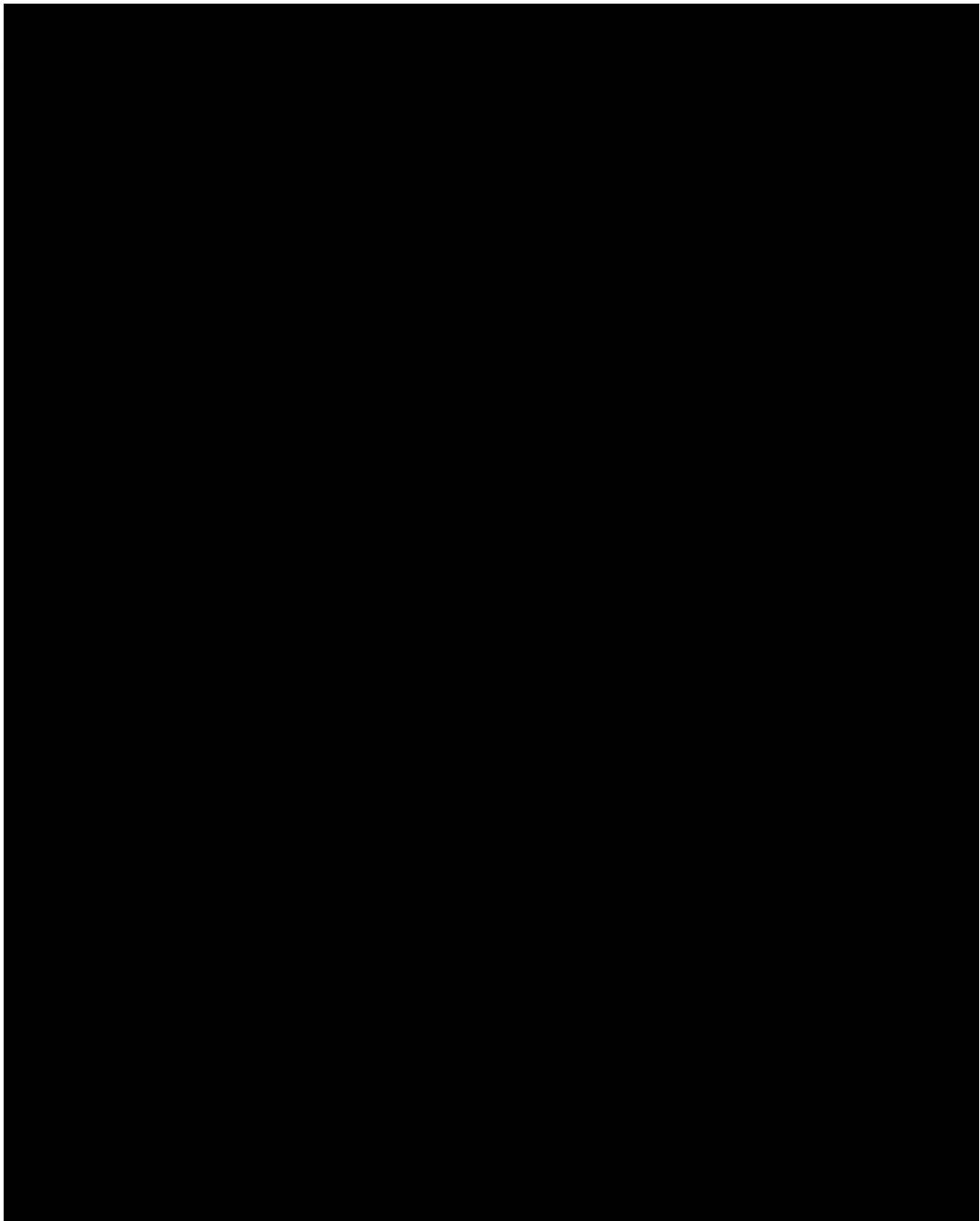
<b>AGENDA ITEM 5: APPLICATIONS PLANNING MEETING 27th November 2023</b>						
<b>OCT</b>	<b>Ref No.</b>	<b>Name</b>	<b>Address</b>	<b>Ward</b>	<b>Application</b>	<b>Councillor Decisions from Meeting</b>
1	PL/23/3513/UA		Opposite Corner Lodge Orchard Leigh Orchard Leigh	Ashley Green or Latimer TBC	Notification under Regulation 5 of the Electronic Communications Code for installation of 11m medium wooden pole	
2	PL/23/3332/FA		Darvells and Sons Bakery 28 - 30 High Street	St Mary's	Demolition of rear of existing building with construction of 10 residential units & 7 retail units.	
3	PL/23/3380/FA		Prosper House 9 Stanley Avenue	Lowndes	Extension of existing garage and conversion to a home office	
4	PL/23/3441/FA		45 Tylers Hill Road	Townsend	Replacement garage with home office above	
5	PL/23/3466/FA		62 Deansway	Asheridge Vale	Partial demolition of existing rear store and proposed construction of single storey rear extension.	
<b>NOV</b>						
1	PL/23/3643/NMA		36 Stanley Avenue	Lowndes	Non material amendment to planning permission PL/23/0428/FA (Single storey rear extension, single storey rear extension to existing utility and new window to first floor side elevation.) to allow for a window to be added to north facing side elevation.	
2	PL/23/3631/SA		34 Eskdale Avenue	Townsend	Certificate of Lawfulness for proposed single storey rear extension	
3	PL/23/3622/FA		42 The Spinney	Hilltop	Single storey rear extension, garage conversion and single storey front infill extension	
4	PL/23/3621/HB		12 Blackwell Hall Cottage Latimer Road	Waterside	Listed building consent for single storey rear extension and first floor side extension, following demolition of existing rear extension	



5	PL/23/3620/FA		12 Blackwell Hall Cottage Latimer Road	Waterside	Single storey rear extension and first floor side extension, following demolition of existing rear extension	
6	PL/23/3585/FA		111 Hivings Hill	Asheridge Vale/Ridge way	Single storey side and rear extension, internal layout alterations and detached garage	
7	PL/23/3565/FA		1 Hivings Park	Ridgeway	Single storey rear extension	
8	PL/23/3559/KA		Staddlestones Barn Pednor Road	St Mary's	T1 and T2 yews - reduce in size by up to 20% (Chesham Conservation Area)	
9	PL/23/3548/FA		53 Pheasant Rise	Waterside	New vehicular access and hardstanding for vehicles to front of property.	
10	PL/23/3532/FA		9 Lowndes Avenue	Lowndes	Single storey front extension, removal of chimney, alterations to fenestration and new side window	
11	PL/23/3533/PNE		9 Lowndes Avenue	Lowndes	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 8.00 metres, maximum height 3.50 metres, eaves height 2.10 metres)	
12	PL/23/3527/FA		199 Chartridge Lane	Lowndes	Two storey rear and front extensions	
13	PL/23/3500/FA		31 Poles Hill	Asheridge Vale	Two storey side and single storey rear and front extensions, including the removal of the existing garage and single storey rear extension	
14	PL/23/3472/FA		Land To The Rear Of Tuffnells 44 Addison Road	Vale	Erection of 2 no. semi detached dwellings	
15	PL/23/3437/KA		Junction Red Lion Street and Market Square	St Mary's	T1 London plane - crown lift 3m and reduce by a third (Chesham Conservation Area)	
16	PL/23/3330/FA		2 Cheyne Walk	Townsend	Single storey rear extension	

<b>AGENDA ITEM 6: PLANNING DECISIONS 27.11.23</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>OCT</b>						
	1 PL/22/3836/FA	Preston Hill House Preston Hill	Newtown	Demolition of all existing buildings and the erection of 52 no. dwellings comprising 10 no. 3 bedroom houses and 42 no. 1 and 2 bedroom apartments, associated car parking, open space, landscaping and ancillary works.	Withdrawn	Refused: Over development, loss of employment land, road safety on junction, not enough parking, poor amenity space, damage to tree line, contrary to policy CS16, loss of light Cherry Tree Walk to neighbouring properties, overlooking/loss of privacy adjacent properties
	2 PL/23/2355/COND A	Springfield Road Industrial Estate	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)	Condition Accepted in Part	Refer to officers
	3 PL/23/2729/FA	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	Withdrawn	No Objections
	4 PL/23/2869/HB	Skipton Building Society 12 Market Square	St Mary's	Listed building consent for replacement external door and frame	Conditional consent	Refer to historic buildings officer
<b>NOV</b>						
	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	Withdrawn	No Comment

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)	Withdrawn	No Comment
3	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	No Objections	Defer to officers. Concerned plans not adequate impression of what they are aiming to do.
4	PL/23/3156/SA	49 Treachers Close	Lowndes	Certificate of lawfulness for single storey rear extension and the addition of side windows.	Withdrawn	No Objections
5	PL/23/2914/FA	5 Larks Rise	Waterside	Single storey rear extension	Conditional permission	No Objections
6	PL/23/2822/FA	12 Wykeridge Close	Ridgeway	Demolition of existing garage and erection of a new garage	Conditional permission	No Objections
7	PL/23/2612/SA	6 Deer Park Walk	Newtown	Certificate of Lawfulness for proposed bifold installation to rear elevation	Cert of law proposed dev or use issued	No Comment



# CHESHAM & DISTRICT TRANSPORT USERS' GROUP

Minutes of the Annual General Meeting held at  
Chesham Town Hall on  
Tuesday, 31<sup>st</sup> October 2023 at 8.25pm

## Present:

As per the Chesham TUG Meeting

## In Attendance:

As per the Chesham TUG Meeting

### **1 Chairman**

Graham Read agreed to take the Chair to avoid any conflicts of interest.

### **2 Accounts**

The Accounts for the year ended 31<sup>st</sup> October 2023 having been previously approved at the Meeting held earlier in the evening, were agreed and accepted.

### **3 Re-Election of Chairman**

Roderick Mc Culloch was duly re-elected as Chairman of the Group having stepped down and offered himself for re-election.

### **4 Re-Election of Treasurer**

Peter Crabb-Wyke was duly re-elected as Treasurer of the Group having stepped down and offered himself for re-election.

### **5 Re-Election of Webmaster**

Ian Bartlett was duly re-elected as Webmaster of the Group having stepped down and offered himself for re-election.

### **6 Re-Election of Secretary**

Alan Wallwork was duly re-elected as Secretary of the Group having stepped down and offered himself for re-election.

**Signature**

**Chairman**

Initials .....

Thu 16/11/2023 14:51

Hi Georgina

Many thanks for passing on those kind comments which are very much appreciated.

Despite being a relatively small group, we're passionate about the effort we put into our work and rest assured that we'll continue to do so.

We very much appreciate the support we get from CTC and the benefits we derive from being a Town Member.

Kind regards

Alan

Sent from my iPhone

On 16 Nov 2023, at 14:39, Georgina.Fernandez wrote:

Alan,

Many thanks.

The members of the planning committee asked me to pass on their gratitude for all the continued hard work that this group do.

Georgina