



# Chesham

## TOWN COUNCIL

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Friday 21st July 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 31<sup>st</sup> JULY 2023 at 7.30pm:**

### Agenda

1. Apologies for Absence
2. Declarations of Interests
3. To receive minutes of the planning meeting held on the 3<sup>rd</sup> July 2023
4. Planning Applications
5. Planning Decisions
6. To receive minutes of the Transport User Group meeting held on 4<sup>th</sup> July, 2023

Yours sincerely,

Nina Villa  
Interim CEO/ Town Clerk

Cllr Wilford Augustus  
Cllr Alan Bacon  
Cllr Qasar Chaudhry  
Cllr Majid Ditta  
Cllr Mohammad Fayyaz

Cllr Justine Fulford  
Cllr Francis Holly (Chair)  
Cllr Chasey Hood  
Cllr Nick Southworth

**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 3 July 2023**

**Councillors:**

Councillor Qaser Chaudhry	Councillor Justine Fulford
Councillor Majid Ditta	Councillor Francis Holly (Chair)
Councillor Mohammad Fayyaz	Councillor Chasey Hood

**In attendance:**

Georgina Fernandez	Democratic Services Officer
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**11. APOLOGIES FOR ABSENCE**

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

**12. DECLARATIONS OF INTEREST**

A declaration of interest from Councillor Fayyaz was made for PL/23/0419/FA, Thames Valley Police Authority, Broad Street, ward of Townsend.

**13. MINUTES**

Minutes of the meeting held on 5 June 2023 were noted and approved.

**14. ACTION TRACKER**

The action tracker was received and noted by members.

**15. 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).

Councillor Fayyaz removed himself from the room when application PL/23/0419/FA, Thames Valley Police Authority, Broad Street, ward of Townsend was discussed.

**16. PLANNING DECISIONS**

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

**17. CHESHAM NEIGHBOURHOOD PLAN (CNP)**



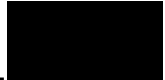


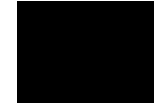
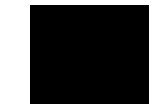


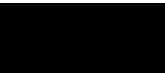
Minutes for the CNP of 12th June 2023 were received and noted by members.

**18. INFORMATION ITEMS**

The tree preservation order for land adjacent to Chartridge Lane was noted by members

The meeting closed at 8.17pm

AGENDA ITEM 4: APPLICATIONS PLANNING MEETING 31st JULY 2023						
JUNE	Ref No.	Name	Address	Ward	Application	Councillor Decisions from Meeting
1	PL/23/1877/FA	[REDACTED]	40 Glenister Road	Vale	Installation of air source heat pump on back of property	
2	PL/23/2063/FA	[REDACTED]	Hillcrest 38 Alma Road	Vale	Part single/part 2 storey rear extension.	
3	PL/23/2069/PNE	[REDACTED]	52 Bellingdon Road	Townsend	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 5.5 metres, maximum height 3.2 metres, eaves height 2.95 metres)	
4	PL/23/2078/FA	[REDACTED]	13 Dell Close	Lowndes	Two storey rear infill extension with the addition of a rear balcony and a new external staircase	
5	PL/23/2098/PNAD	[REDACTED]	Allsorts Farm Botley Road	Townsend	Prior Notification under Class Q of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 - 2015 - Proposed change of use of an agricultural building to 3 residential buildings	
6	PL/23/2121/FA	[REDACTED]	140 Eskdale Avenue	Townsend	Part single storey, part double storey rear/side extension and internal alterations and car port to side.	
7	PL/23/2139/FA	[REDACTED]	170 White Hill	Townsend	Part single/part two storey side and rear extension, rear dormer window and replacement front rooflight(amendment to previous permission)	
<b>JULY</b>						
1	PL/23/2316/CONDA	[REDACTED]	63 Church Street	St Marys	Approval of conditions 2 (joinery), 3 (materials), 4 (outbuilding method statement) and 5 (obscure glazing) of planning permission PL/23/0310/FA (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)	

2	PL/23/2311/FA		145 Bellingdon Road	Asheridge Vale	Single storey rear extension and conversion of bedroom to bathroom	
3	PL/23/2294/FA		107 High Street	St Marys	Replacement shopfront. (Alterations to roof approved under PL/21/0960/FA)	
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	
5	PL/23/2271/KA		Land at Forelands Way	St Marys	1.(We are applying f other Items noted for information only) (Chesham C Area)	
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.	
7	PL/23/2199/COND A		Great Germains 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.	
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	
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	
10	PL/23/2150/FA		67 Lowndes Avenue	Lowndes	Single storey rear extension	
11	PL/23/2160/FA		7 Brushwood Road	Hilltop		

<b>AGENDA ITEM 5: PLANNING DECISIONS</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>JULY</b>						
1	PL/23/1941/NMA	Cambridge Yard 109 High Street	St Mary's	Non material amendment to 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) to allow the windows and doors on the residential part of the scheme to be fitted with wood effect white UPVC frames.	Not Accepted	No Comment
2	PL/23/1823/PNE	55 Cresswell Road	Waterside	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 4.70 metres, maximum height 3.50 metres, eaves height 2.90 metres)	Prior Approval Not Required	No Comment
3	PL/23/1659/FA	14 Ridgeway Road	Ridgeway	Demolition of existing conservatory and erection of single storey rear extension.	Conditional permission	No Objection
4	PL/23/1648/FA	1 Marston Close	Ridgeway	New vehicle access and associated hardstanding	Conditional permission	No Objection
5	PL/23/1581/FA	172 White Hill	Townsend	Single storey rear extension, garage conversion and porch infill.	Conditional permission	No Objection
6	PL/23/1542/COND A	Springfield Road Industrial Estate Springfield Road	Waterside	Approval of Condition 9 (Contamination) 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
7	PL/23/1531/FA	24 Vale Rise	Vale	Part two storey, part first floor side extension and new roof to existing rear extension	Conditional permission	No Objection

8	PL/23/1497/FA	90 Broad Street	Townsend	Single storey rear extension, shopfront changes and alterations to rear access stair	Refuse Permission	No Objection
9	PL/23/1496/PAPCR	90 Broad Street	Townsend	the Town and Country Planning (General Permitted Development) (England) Order 2015 - Change of use of	Prior Approval Refused	No Objection
10	PL/23/1513/SA	115 Bois Moor Road	Waterside	Certificate of Lawfulness for proposed Garage conversion	Cert of law proposed dev or use issued	No Comment
11	PL/23/1631/SA	18 Chessbury Road	St Mary's	Certificate of Lawfulness for proposed block paved driveway and vehicular access	Cert of law proposed dev or use issued	Ensure is Permeable as flood risk
12	PL/23/1413/FA	Hillside Bungalow 54B Pheasant Rise	Asheridge Vale	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, extension to existing rear veranda	Conditional permission	
13	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 space & introduction of an Air Source Heat Pump	Conditional permission	Concerns overlooking rear/ loss of privacy
14	PL/23/1157/FA	75 Brockhurst Road	Newtown	Lowering of the vehicular access for the rear driveway - rear entrance at Severalls Avenue HP5 3EL	Conditional permission	Concerns over loss of parking on Severall Avenue and impact on parking adjacent properties

15	PL/22/4072/CONDA	Site Of Former 90 Asheridge Road	Asheridge Vale	Approval of conditions 1 (Construction Environment Management Plan), 2(Tree Protection Plan), 3(Site Operatives Parking), 5(Travel Plan Framework), 6(Biodiversity Scheme) and 31(Piling) of planning permission PL/22/0864/VRC - Variation of conditions 2 (Materials), 3 (Floor levels), 4 (Additional floor space), 5 (Fencing), 6 (Parking), 7 (Site operatives and visitors), 8 (Landscaping) and 9 (Noise) of planning permission CH/2008/0629/FA (Redevelopment of site to provide detached building comprising technical services centre, offices, internal plant and I.T facilities, together with detached substation, external plant enclosures, parking, fence surround, closure of three accesses and alterations to one access.)	Condition Accepted	Environmental health concerns. Disruption to local residents from piling - ensure keep to office hours 9-5pm
16	PL/22/3864/FA	The Motoring Team House Amersham Road	St Mary's	Front/side extension to car showroom with office mezzanine above	Refuse Permission	Concerns: on impact of traffic flow and road being narrowed by offloading/parking vehicles; loss of light to neighbour; site already very full.

# CESHAM & DISTRICT TRANSPORT USERS' GROUP

Minutes of a Meeting held at  
Chesham Town Hall on  
Tuesday, 4<sup>th</sup> July 2023 at 7.30pm

## Present:

Rod McCulloch (Chairman) (RM)  
Alan Wallwork (Secretary) (AW)  
Peter Crabb-Wyke (Treasurer) (PCW)

## In Attendance:

Margaret Girvan (MG)  
Sharon Jeffries (SJ)  
Georgina Lomnitz (GL)  
Andrea Polden (AP)  
Graham Read (GR)  
Morag Robertson (MRo)  
Barry Taylor (BT)  
Yvonne Webster (YW)  
Maureen Winders (MW)

## Action

### 23/51 Apologies for Absence

Apologies were received from Mark Brookes, Peter Moutrie, David Page and Jenny Richardson.

### 23/52 Minutes of the Meeting of 9<sup>th</sup> May 2023

The Minutes of the Meeting held on 9<sup>th</sup> May 2023 were approved and signed.

### 23/53 Matters Arising

It was noted that Buckinghamshire Council had now offered a meeting to discuss wheelchair accessible taxis. The Meeting agreed that such a meeting would be worthwhile and AW was asked to arrange it. **AW**

RM indicated that he had raised the question of non-availability of Step-Free Access Guides and large print maps at the May FOMLUC meeting and this would be followed up shortly as nothing further had since been heard. **AW**

[SJ, GR, BT and YW left the Meeting at this point]

### 23/54 Report From The Treasurer

PCW gave an update on the current state of the Group's finances, including upcoming fees and renewal subscriptions which were due. AW was asked to check with FOMLUC exactly when our annual subs were due. **AW**

### 23/55 Federation of Met Line User Committees (FOMLUC)

RM reported in detail on the meeting which had taken place on 25<sup>th</sup> May 2023.

### 23/56 Ongoing Met Line Issues

Various issues were reported, amongst which were continuing issues regarding incorrect information on train indicators, particularly at Harrow on the Hill, Moor Park and Chalfont & Latimer. It was reported that these were unlikely to be solved until the new signalling was installed at the Northern end of the Met Line.



**23/57 Local Bus Services**

No particular issues were reported this time.

PCW indicated that the £2 maximum fare concession introduced by Central Government had been extended again, this time until October.

**23/58 East-West Main Line Partnership**

Reference was made to a recently published document circulated with the Agenda, in which the final route update between Bletchley and Cambridge was outlined, with particular reference to the resulting connections to Aylesbury.

**23/59 London Underground Passenger Usage**

The Meeting was pleased to note that passenger numbers for the London Underground system had now returned to 90% of pre-pandemic levels according to the latest data from TfL.

**23/60 Any Other Business**

The following items were raised under AOB:-

- TfL had published a consultation document to name the various lines comprising London Overground (e.g. GOBLIN Line for the Gospel Oak to Barking line), to make identification easier, particularly when delays occurred.
- AW reported on a series of closures affecting Chiltern Railways' services to and from Aylesbury. A 10 day closure from 7<sup>th</sup> to 18<sup>th</sup> August to repair a Victorian drainage culvert was planned for the Aylesbury to Princes Risborough branch. Then another closure was planned from 19<sup>th</sup> August until 30<sup>th</sup> October in connection with HS2 works, involving moving and replacing more than a mile of track and signalling equipment on the Chiltern Main Line to the south of Aylesbury.
- It was reported that Trade Union overtime bans and a series of strikes were planned over the coming weeks. In summary, it was likely that the RMT action would affect Met Line services in the week beginning 24<sup>th</sup> July. ASLEF action was also planned, but it was noted that such action would affect national rail services rather than LU/TfL services.

**23/61 Date of Next Meeting**

Tuesday 1<sup>st</sup> August 2023 at Chesham Town Hall, at 7.30pm.

**Signature**

**Chairman**

Initials .....