



Chesham

TOWN COUNCIL

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

Chief Executive
Tony Marmo

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Monday 17th April 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 24TH APRIL 2023** at **7.30pm**:

Agenda

1. Apologies for Absence
2. Declarations of Interests
3. To receive minutes of the meetings held on the 27th February 2023
4. Action Tracker
5. TUG minutes 4th April
6. Planning Applications
7. 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 27 February 2023

Councillors:

Councillor Wilford Augustus
Councillor Alan Bacon
Councillor Joseph Baum
Councillor Qasar Chaudhry

Councillor Francis Holly
Councillor Chasey Hood
Councillor Nick Southworth (Chair)

In attendance:

Tony Marmo
Kathryn Graves
Georgina Fernandez

Chief Executive Officer
Community, Economy & Environment Manager
Democratic Services Officer

51. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Hayyat and Fayyaz and were accepted by the Committee.

52. DECLARATIONS OF INTEREST

There were no declarations of interest.

53. MINUTES

Minutes of the meeting held on 9 January 2023 were queried by the Chair, who asked for minute item 50 to be reviewed against other minutes in regard to councillor names being specified in response to a trading application.

RESOLVED:

- i) Democratic Services Officer to review against previous minute documentation and amend accordingly for chair sign-off**

54. ACTION TRACKER

A discussion was held as to whether enough planning meetings are currently scheduled in the calendar to ensure that all planning applications are reviewed before closing deadlines. The Chief Executive Officer confirmed that in order to ensure gaps between meetings is 4 or less weeks the meetings would increase from 12 to 14 next year. Councillors confirmed they are content to meet 14 times next year.

RESOLVED:

- i) Democratic Services Officer to include two extra meetings in next years calendar of planning meetings**

55. 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).

56. PLANNING DECISIONS

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

57. LOCAL PLAN FOR BUCKINGHAMSHIRE

The local plan was noted by the committee and officers were asked to put together a response to be reviewed at the next meeting

RESOLVED:

- i) The Community, Economy & Environment Manager to put together a response for approval at the next meeting**

58. LOCAL PLAN CALL FOR EVIDENCE

The Community, Economy & Environment Manager presented a response which was noted and approved by the committee with the addition of Kingdom Hall.

RESOLVED:

- i) The Community, Economy & Environment Manager to amend the response and action the submission.**

The meeting closed at 8.27pm

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
27 February 2023					
53i)	Minutes of the meeting held on 9 January 2023 were queried by the Chair, who asked for minute item 50 to be reviewed against other minutes in regard to councillor names being specified in response to a trading application. Democratic Services Officer to review against previous minute documentation and amend accordingly for chair sign-off.		Democratic Services Officer		
54i)	Democratic Services Officer to include two extra meetings in next years calendar of planning meetings		Democratic Services Officer		
57i)	Local Plan For Buckinghamshire: The Community, Economy & Environment Manager to put together a response for approval at the next meeting		Community, Economy & Environment Manager		

58i)	Local Plan Call For Evidence: The Community, Economy & Environment Manager to amend the response and action the submission.		Community, Economy & Environment Manager		
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Agenda Item: 5

CHESHAM & DISTRICT TRANSPORT USERS' GROUP

Minutes of a Meeting held at
Chesham Town Hall on
Tuesday, 4th April 2023 at 7.30pm

Present:

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

In Attendance:

William Burrell (WB)
Lionel Greenberg (LG)
Peter Moutrie (PM)
Georgina Lomnitz (GL)
David Page (DP)
Andrea Polden (AP)
Mike Richards (MRi)
Jenny Richardson (JR)
Morag Robertson (MRo)
Brian Wright (BW)

Action

23/23 Apologies for Absence

Apologies were received from Mark Brookes and Maureen Winders.

23/24 Minutes of the Meeting of 14th February 2023

The Minutes of the Meeting held on 14th February 2023 were approved and signed.
The Notes of the Meet The Managers meeting of 14th March were also received.

23/25 Matters Arising

- AW reported on the matters arising.

23/26 Report From The Treasurer

PCW collected a number of outstanding annual subscriptions of £2 per person.

23/27 Federation of Met Line User Committees (FOMLUC)

RM reported that no further FOMLUC Meetings had taken place since December but that it was hoped to arrange a meeting shortly.

23/28 Ongoing Met Line Issues

The following issues were discussed:-

- The meeting was reminded of the planned engineering works for the Easter weekend which would make travel to and from London difficult.
- Comments were made about low levels of driver availability for rail replacement bus services which were mainly due to older drivers allowing their licences to lapse during the lockdown periods in recent years.
- Aside from the planned works mentioned above, travel experience on the Met Line hadn't been too bad just recently.

23/29 Local Bus Services

- PCW reported that there was only one planned timetable alteration of which he was aware, being that affecting the Carousel Route180 school service.
- He also reported that until the end of July, those with pensioners' passes would be able to use them before 9am on payment of just £1.
- MR highlighted recent issues with services on Route 177 to Chartridge whereby a number of buses had failed to turn up. The reason for this was unknown but no alterations had been made to the timetable.
- GL reported poor experiences recently with the 354 to and from Berkhamsted and in particular a delay at Berkhamsted Town Hall when the bus was already running late. This had been brought to the attention of Red Eagle and comment was made that it might be related to the rest period allowed and regulated by the tachograph.
- PCW reported a similar incident on the 71/73 Whelpley Hill to Little Chalfont service.
- Concern was expressed at the lack of a direct service from Chesham to Stoke Mandeville Hospital. RM gave a detailed explanation of the history and the action taken to highlight our concerns and to address the situation, which unfortunately had come to nothing.

23/30 Update on Strikes and Other Issues

- It was noted that the recent planned strikes had been cancelled.
- Questions were raised as to whether TfL had responded on the difficulties experienced in passenger fare refunds and also the reasons for the TfL app not working properly. As nothing further had been heard, AW undertook to follow this up.

AW

23/31 Withdrawal of Carousel Bus Services Along the A413

As nothing further had been heard on this issue, AW would contact Amersham School for an update.

AW

Although Carousel had promised to come along to a future Chesham TUG meeting, no dates had been forthcoming so far. AW would also follow up on this too.

AW

23/32 Date of Next Meeting

Tuesday 9th May 2023 at Chesham Town Hall, at 7.30pm.

Signature

Chairman

Initials

AGENDA ITEM 6: 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)	
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	
3	PL/23/1101/SA	Broadwater Cottage Latimer Rd	Waterside	Certificate of Lawfulness for proposed construction of a single storey rear extension.	
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.	
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	
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	
7	PL/23/1020/FA	2 Fryer Close	Waterside	Part two, part single storey rear extension	
8	PL/23/0982/FA	300 Chartridge Lane	Lowndes	Single storey rear extension	
9	PL/23/0958/FA	8 Delmeade Road	St Marys	Single storey rear extension	
10	PL/23/0943/FA	7 Brushwood Road	Hilltop	Single storey side, front and rear/side extensions and vehicular crossover	
11	PL/23/0942/FA	44 Ridgeway Road	Ridgeway	Part single, part double storey rear extension with internal alterations	
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	
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)	

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	
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.	
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	

AGENDA ITEM: 7

BCC DECISIONS PLANNING MEETING 24th APRIL 2023						
	REF. NO	ADDRESS	WARD	APPLICATION	BCC DECISIONS	CTC DECISIONS FROM PREVIOUS METINGS
MAR						
1	PL/23/0604/CONDA	Mapletree Farm 106 Botley Road	Townsend	Approval of conditions 4 (Ecological Mitigation and Enhancement Plan), 5 (Landscaping Plan) & 6 (Boundary Treatments) of planning approval reference PL/20/4066/FA (Demolition of existing buildings and erection of 2 semi-detached dwellings with associated hard and soft landscaping and new access point)	Condition Accepted	No comment
2	PL/23/0349/FA	2 Elmtree Hill	Asheridge Vale	Two storey front extension replacing single storey porch, re-positioning of side window	Conditional permission	No objection
3	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	Conditional permission	No objection
4	PL/23/0308/FA	3 Tweenways	Townsend	Single storey rear extension	Conditional permission	No comment
5	PL/23/0323/SA	205 Bois Moor Road	Waterside	Certificate of Lawfulness for proposed single storey extension	Cert of law proposed dev or use issued	No comment
6	PL/23/0324/FA	205 Bois Moor Road	Waterside	Enclosure of front porch	Conditional permission	No comment
7	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.	Refuse Permission	No clear parking provision & concerns over enough amenity land
8	PL/23/0184/FA	2 Reynolds Walk	Ridgeway	Single storey rear extensions, front porch, changes to windows and demolition of store	Conditional permission	No objections
9	PL/22/2581/HB	Germaines Lodge 83 Fullers Hill	St Marys	Listed building consent for replacement of first floor windows and replacement of 2 panels in front door with windows	Conditional consent	
10	PL/22/2437/EU	274 Asheridge Road	Asheridge Vale	Certificate of Lawfulness for an existing use to establish that the entire land within the application site has been used for ancillary residential purposes in connection with the residential occupation of No. 274 Asheridge Road	Cert of Law - existing use - granted	No comments
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	Cllr comments direct to BCC as meet inqurate
2	PL/23/0536/FA	19 Groves Way	Lowndes	Single storey rear extension following demolition of the existing conservatory	Conditional permission	Cllr comments direct to BCC as meet inqurate
3	PL/23/0532/FA	201 Great Hivings	Ridgeway	First floor rear extension	Refuse Permission	Cllr comments direct to BCC as meet inqurate

4	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
5	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
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	Condition Accepted in Part	No comment
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.	Conditional permission	No objection
8	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
9	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
10	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
11	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
12	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