

CHESHAM TOWN COUNCIL

MINUTES of the meeting of the PLANNING COMMITTEE

held on Monday 25th April 2022

PRESENT Councillor N.T. Southworth – Chairman (presiding)

Councillor J.L. Baum
" F. Holly

Councillor C.A. Hood
" J.E. MacBean

Officer: W. Richards – Town Clerk.

Apologies for absence were received from Councillors A.K. Bacon, Q. Chaudhry and M. Fayyaz.

82. **DECLARATIONS OF INTEREST**

Cllr Southworth declared an interest in PL/22/1213/KA in respect to having previously worked for the applicant and therefore took no part in the discussion on this application.

83. **MINUTES**

It was

RESOLVED

that the Minutes of the meeting of the Planning Committee held on Monday 25th April 2022 be confirmed and signed by the Chairman as a true record.

84. **PLANNING APPLICATIONS**

The Committee considered planning applications received from Buckinghamshire Council since the last meeting of the Planning Committee and made comments and observations thereon as set out on the attached schedule.

85. **DECISION NOTICES**

The Committee noted the Decision Notices received from Buckinghamshire Council since the last meeting of the Planning Committee as set out on the attached schedule.

86. **INFORMATION ITEM**

The item presented on the Information Sheet was received and noted.

87. **CLOSE OF MEETING**

The meeting closed at 8.40pm.

CHAIRMAN

CHESHAM TOWN COUNCIL PLANNING COMMENTS 25TH APRIL 2022

1)	PL/22/0617/FA	[REDACTED]	Vale Farm, Vale Road Chesham	VALE
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Description: Demolition of single storey rear projection and erection of part two storey/part single storey rear infill extension, changes to windows, conversion of outbuilding to ancillary residential use, reinstatement of roadside entrance with new gated, refurbishment to garden railings and landscaping.

The Committee recommends **REFUSAL** of this application in respect to the inappropriate conversion of outbuilding to ancillary residential use and inadequate vision splays on a busy access road to town.

2)	PL/22/0672/HB	[REDACTED]	Vale Farm, Vale Road Chesham	VALE
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Description: Listed building consent for demolition of single storey rear projection and erection of part two storey / part single storey rear infill extension, changes to windows, internal alterations and repairs to house and outbuildings, conversion of outbuilding to ancillary residential use, reinstatement of roadside entrance with gates, new gates to secondary entrance, refurbishment to garden railings and landscaping.

The Committee recommends **REFUSAL** of this application in respect to the inappropriate conversion of outbuilding to ancillary residential use and inadequate vision splays on a busy access road to town.

3)	PL/22/0838/FA	[REDACTED]	23 Codmore Crescent Chesham	HILLTOP
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Description: Demolition of garage, shed and rear outrigger, erection of a single storey side/rear extension.

The Committee raises its concern over excessive bulk and over intensification of the site leading to possible loss of light, privacy and overshadowing to its neighbour

4)	PL/22/0742/FA	[REDACTED]	Taswell Cottage, Pednormead End Chesham	ST MARY'S
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Description: Replace windows.

The Committee has no comments to make on this application

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5) **PL/22/0818/FA** [REDACTED] **23 Cheyne Walk Chesham** **TOWNSEND**

Description: Part two, part first, and part single storey rear, part two, part first floor side and single storey front extensions, loft conversion served by rear dormer windows and front rooflights.

The Committee raises its concern in respect to the proposed gable end of the extension

6) **PL/22/0839/TP** [REDACTED] **Land at Clay Acre Chesham** **TOWNSEND**

Description: G46 4x mixed species cypress-fell;T44 beech - prune to give 1.5m clearance from building and lift crown all round to give 5m ground clearance;B25 laurel - fell;G32 cypress - crown reduction by approx. 2.5m;T19 and T20 mixed species cypress - trim side as hard back as possible without losing green foliage cover;T26, T27 and G28 mixed species cypress and shrubs - fell;T4 beech - crown reduction by up to 1.5m, pruning to suitable growth points and lift crown over road to give 5m clearance;T3 lime - reduce crown by up to 1.5m, pruning to suitable growth points / branch fork junctions, lift crown over road to give around 5m ground clearance;T2 maple - reduce crown by up to 1m, pruning to suitable growth points / branch fork junctions. (TPO/1973/004 and TPO/2008/001).

The Committee defers to the comments of the Buckinghamshire Council Tree Officer

7) **PL/22/0851/HB** [REDACTED] **5 Missenden Road Chesham** **ST MARY'S**

Description: Listed Building Consent for installation of demountable flood barriers to doorways (Pednormead End Flood Allleviation Scheme).

The Committee recommends **REFUSAL** of this application on the grounds of being out of keeping with the existing street scene in a conservation area.

8) **PL/22/0763/FA** [REDACTED] **36 Lowndes Avenue Chesham** **LOWNDES**

Description: Subdivision of plot and construction of detached dwelling served by new vehicular access from Stanley Avenue with associated parking and landscaping.

The Committee recommends **REFUSAL** of this application on the grounds of the proximity to the boundary line; over-intensification of the site and reduction of amenity space and, moreover raises its disappointment that there appears to be no material changes to previous refused applications on this site.

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9)	PL/22/0864/VRC	[REDACTED]	Site of former 90 Asheridge Road Chesham	ASHERIDGE VALE
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Description: 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(Redevlopment 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.)

The Committee raises its concern on the possible excessing noise emanating from the construction and request that both noise and floodlighting are duly monitored by Buckinghamshire Council.

10)	PL/22/0335/PIP	[REDACTED]	Land at Cresswell Road Chesham	WATERSIDE
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Description: Application for permission in principle for 2 detached dwellings with driveways and landscaping.

The Committee recommends **REFUSAL** of this application on the grounds of inappropriate Green Belt development; significant impact upon the biodiversity within the area including blocking a wildlife corridor; lack of appropriate drainage; being out of keeping with the existing area; being overbearing and impacting upon the local amenity. Moreover, the Committee raises concern on development within the floodplain and building on a former contaminated landfill site. The Committee notes that this site should not be treated as previously developed; there was formerly a temporary permission only on the site.

11)	PL/22/0936/FA	[REDACTED]	25 Chessmount Rise Chesham	WATERSIDE
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Description: External render to all elevations.

The Committee raises its concern that this may be out of keeping with the street scene since the type of cladding proposed has not been made clear.

12)	PL/22/0893/FA	[REDACTED]	7 Manor Way Chesham	HILLTOP
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Description: Single storey rear infill extension.

The Committee raises **NO OBJECTIONS** to this application

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13) **PL/22/0894/FA** [REDACTED] **45 and 47 Upper Belmont Road Chesham** **RIDGEWAY**

Description: Part two, part single storey rear extension and single storey side extension at no 47 Upper Belmont Road and a single storey side extension at no 45 Upper Belmont Road.

The Committee raises **NO OBJECTIONS** to this application

14) **PL/22/0933/FA** [REDACTED] **Elderberry Meadow, Botley Road Chesham** **TOWNSEND**

Description: Agricultural storage barn.

The Committee raises **NO OBJECTIONS** to this application subject to a satisfactory agricultural and consultancy report pertaining to rules governing agricultural buildings in the Green Belt.

15) **PL/22/0965/SA** [REDACTED] **42 Codmore Crescent Chesham** **HILLTOP**

Description: Certificate of lawfulness for proposed single storey rear extension to existing garage.

The Committee has no comments to make on this application.

16) **PL/22/0891/FA** [REDACTED] **70 The Broadway Chesham** **ST MARY'S**

Description: Conversion of first floor to residential and erection of first floor side extension to create 2 residential units, changes to doors and windows.

The Committee raises **NO OBJECTIONS** to this application

17) **PL/22/0945/FA** [REDACTED] **345 Waterside Chesham** **WATERSIDE**

Description: Single storey front extension to the property and resurfacing of front garden.

The Committee recommends **REFUSAL** of this application on the grounds of being out of keeping with the existing street scene and concerns on inadequate drainage.

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18) PL/22/0987/FA [REDACTED] & 2 Shantung Place Chesham WATERSIDE

Description: Single storey rear infill extension between both properties and changes to doors and windows.

The Committee raises **NO OBJECTIONS** to this application

19) PL/22/1002/HB [REDACTED] 58 Germain Street Chesham ST MARY'S

Description: Listed building consent for installation of demountable flood barriers to doorways (Pednor mead End Flood Alleviation Scheme).

The Committee recommends **REFUSAL** of this application on the grounds of being out of keeping with the existing street scene in a conservation area. The Committee also raises its concern on the narrowness of the adjacent pavement and resulting public safety concerns.

20) PL/22/1012/FA [REDACTED] 73 Lye Green Road Chesham HILLTOP

Description: Demolition of single storey rear extension and erection of single storey rear and side extensions, attached garage conversion, addition of open front porch, changes to window and doors and extension of rear/side patio.

The Committee raises **NO OBJECTIONS** to this application

21) PL/22/1039/FA [REDACTED] 63 The Broadway Chesham ST MARY'S

Description: Change of use to restaurant (Use class E) and installation of new air conditioning unit, inverter heat pumps and electrostatic precipitator with extractor outlet.

The Committee **WELCOMES** the application as an enhancement to the Town Centre economy subject to there being no environmental and noise issues pertaining to the listed installations.

22) PL/22/1213/KA [REDACTED] The Bury (Boundary with Pednor Road), Church St. Chesham ST MARY'S

Description: Remove wind damaged tree to fence height; cut back all overhanging limbs from road and cottage, cut back yew trees to fenceline, tidy fallen ivy from bank/Pednor road. (Chesham Conservation Area).

The Committee **WELCOMES** the application as a first stage in tackling the regular flooding issues in this area and improving access.

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23) PL/22/0993/FA



273 Chartridge Lane Chesham

LOWNDES

Description: Erection of a detached garage and demolition of existing carport.

The Committee raises **NO OBJECTIONS** to this application
