

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

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

Tuesday 25th June, 2024

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 1**<sup>st</sup> **JULY 2024** at **7.30pm**:

# Agenda:

- 1. Election of Chair & Vice Chair
- 2. Apologies for Absence
- 3. Declarations of Interests
- 4. To receive minutes of the Planning Committee meeting held on the 3<sup>rd</sup> June 2024
- 5. Action Tracker
- 6. Planning Applications
- 7. Planning Decisions
- 8. Planning Enforcement Log
- 9. Tylers Hill Telecommunications
- 10. To receive TUG minutes from May 2024

Yours sincerely,

L Hayday.

Louise Hayday CEO/ Town Clerk Cllr Wilford Augustus
Cllr Alan Bacon
Cllr Gasar Chaudhry
Cllr Majid Ditta
Cllr Mohammad Fayyaz
Cllr Wilford
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 3rd JUNE 2024

#### Councillors:

Councillor Alan Bacon Councillor Qaser Chaudhry Councillor Majid Ditta Councillor Mo Fayyaz
Councillor Justine Fulford
Councillor Francis Holly
Councillor Nick Southworth

#### In attendance:

Louise Hayday – CEO/ Town Clerk Georgina Fernandez – Democratic Services Officer

# 97. APOLOGIES FOR ABSENCE

There were no apologies received. Councillors Augustus and Hood were absent.

# 98. <u>DECLARATIONS OF INTEREST</u>

There were none.

# 99. MINUTES

Minutes of the meeting held on 16<sup>th</sup> May were noted.

# 100. ACTION TRACKER

This was noted by members.

# 101. 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).

#### 101. PLANNING DECISIONS

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

# 102. PLANNING ENFORCEMENT LOG

This was noted by members.

The meeting closed at 7.45pm

# **AGENDA ITEM: 5**

# 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
93	CEO/Town Clerk to write to Chesham United Football Club to clarify the details of the licence awarded.		CEO/ Town Clerk		Confirmed that the variation was to add the pitch and surrounding area to the licence, this has been included in the amended entry for the premises licence.
94	CEO/Town Clerk to write to enforcement at Buckinghamshire Council regarding the painting of external bricks.		CEO/ Town Clerk		
102	Planning Enforcement Log		CEO/DSO		On Going

MAY	Ref No.	Name	Address	Ward	Application	Councillor Decisio from Meeting
1	PL/24/1621/FA		159 Chartridge Lane	Lowndes	Two storey rear extension and additional windows and door to existing side elevations	
2	PL/24/1618/FA	-	45 Brockhurst Road	Newtown	Extension	
}	PL/24/1609/FA		23 Wykeridge Close	Ridgeway	Sin	
ļ	PL/24/1594/FA		41 Chapmans Crescent	Lowndes	Single th new insulated flat roof, covered passage and rear pa io area.	
5	PL/24/1608/UA		Fire Station Bellingdon	Asheridge Vale	Regul nt of antennas and works within cabinets.	
6	PL/24/1373/SA		30 Benham Close	Asheridge Vale	Certificat sed Installation of 4 roof windows in front and rear roof slopes	
•	PL/24/1382/FA		65 Chartridge Lane	Lowndes	Single n	
}	PL/24/1361/CON DA		110 - 1 Church Street		ion 3 (exploratory works) of planning permission PL 23/1078/HB - Listed building consent for new conservation within kitchen, to rear roof slope of existing si	
	PL/24/1364/CON DA		110 - 112 Church Street		proval of condition 2 (exploratory works) of planning p rmission PL/23/1077/FA - New conservation rooflight, within torey building.	
0	PL/24/1225/FA		1 Higham Road	Townsend	Part two storey / part-first floor extension to existing building to bed flat.	
UNE			•			
	PL/24/1908/SA		Orchar Cotta R	St Marys	Certificate of lawfulness for proposed garage conversion, addition of front porch and single storey rear extension	
2	PL/24/1925/FA		65 Latimer	Waterside	Erection of a shed in the front garden	
3	PL/24/1876/FA		179A	Lowndes	Part two, part single storey front extension, part two, part first floor rear extension to create a two storey house	

4	PL/24/1839/HB	Rumbles Sandwich Bar 6 - 8 Church Street	St Marys	Listed building consent for the 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) and internal changes including removal of central staircase and partitions and erection of new partitions to change the layout of the first floor flat - amendment to listed building consent PL/23/3155/HB
5	PL/24/1838/SA	34 Lynton Road	Vale	C ar extension
6	PL/24/1837/FA	22 Chalk Hill	Asheridge Vale	Propose
7	PL/24/1802/OA	2A La Road		ome matters reserved for redevelo garages to provide 5 hotel units (Use Class C1) on land to t e rear (matters to be considered at this stage: access, appe
8	PL/24/1793/PAPC R	Li Day Nursery 35C Broad Street		n under Class MA of Part 3, Schedule 2 of the Country Planning (General Permitted Development) (England Order 2015 - Change of use of ground floor from child ts (Class C3). Internal works
9	PL/24/1797/CON DA	90 Road	ridge Vale	Approval of condition 7 (surface water drainage scheme) 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 scaping) and 9 (Noise) of planning permission Redevelopment of site to provide detached vices centre, offices, internal substation,

10	PL/24/1767/NMA	90 Asheridge Road		site t centre, offices, internal p detached substation, external plant enclosur surround, closure of three accesses and alterations to one access) to allow for altered roof layout to incorporate PV panels	
11	PL/24/1653/FA	Fremay			
		Broomstick		storey front, rear and side extensi	
		Lane		including raising the roof height	
12	PL/24/1587/FA	17 High Street	St Marys	Installa	
				horizontal timber laths above existing wall for screening	

AGENE	DA ITEM 7: PLAN	INING DECISION	S.1.7.24			
	REF. NO	ADDRESS	WARD	APPLICATION	BCC DECISIONS	CTC DECISIONS FROM PREVIOUS MEETINGS
MAY						
1	PL/24/1086/FA	4 The Braid	Hilltop	Erection of a residential garden annexe, under 30sqm	Conditional permission	No Objections
2	PL/24/0961/FA	8 Swan Close	Ridgeway	The installation of an air source heat pump that exceeds permitted noise levels by less than 10 Db.	Conditional permission	No Objections
3	PL/24/0615/SA	1 Culverhouse Way	Newtown	Certificate of Lawfulness for proposed single storey rear extension, garage conversion and relocation of dropped kerb	Withdrawn	
4	PL/23/3532/FA	9 Lowndes Avenue	Lowndes	Single storey front extension, removal of chimney, alterations to fenestration and new side window	Conditional permission	
JUNE						
1	PL/24/1330/FA	1 Hunters Close	Lowndes	Part two storey, part single storey rear extension, conversion of garage into habitable space, addition of a porch canopy to the front elevation and introduction of an air source heat pump to side elevation (Retrospective)	Conditional permission	No Objections

# **Planning Enforcement Log**

Property Address	Issue	Case Number	Progress
Car Wash, Cameron Road	Second Entry to Car Wash	ES/24/00088/NAPP	
51 Church Street	Non-compliant windows	ES/24/00221/OPHH	18/06/2024 Deemed no breach of planning control.
Red Lion Public House	Painted in conservation area	FS/24/00238/OPDFV	



Our ref: Cellnex/Chesham Tyler's Hill Road/NCO-0007172

Date: 21st June 2024

The Clerk of the Council Chesham Town Council Chesham Town Hall Chesham Bucks HP5 1DS

Sent Via e-mail: enquiries@chesham.gov.uk

F.A.O The Town Council,

#### Virgin Media 02

**Mobile Connectivity - Industry Best Practice Informal Engagement** 

Installation of radio apparatus at Chesham Tylers Hill Road, Tylers Hill Road, Botley, Chesham, Buckinghamshire, HP5 1XJ (Cellnex site ref: 254081, Project ref: NCO-007172).

We write in connection with a proposal by Virgin Media 02, in conjunction with Cornerstone Telecommunications Infrastructure Ltd (CTIL), for the installation of electronic communications equipment at the above address, which is managed by Cellnex.

There is a specific need for new apparatus to deliver improved mobile connectivity to meet the Government's Digital Strategy and bring about the significant benefits associated with this advanced mobile connectivity. The identified location has been chosen as it already hosts telecommunications equipment that will be removed as part of this application. Furthermore, there is dense vegetation surrounding the site that will provide an element of screening. The proposed siting of the development has been very carefully chosen to minimise any perceived visual affect.

The enclosed drawings provide further details of the siting and the design of the development. A description of the proposal is as follows:

- The removal of the existing 31m lattice tower, ancillary equipment thereon and the towers concrete foundation.
- The installation of the new proposed 30.0m high SSTMN type A tower on 7 x 7 x 1.2m concrete foundation.
- The installation of 3 x new antenna on a proposed new face frame at 29m off the new lattice tower.
- The installation of 1 x SHF 0.3m HP Dish at 27m on a proposed support pole off the new tower.
- Ancillary works on the tower to include, the installation of 6 x RRU's on antenna support poles
  to the rear of the antenna, 6 x Combiners on the antenna support poles, 1 x GPS module at
  30.5m off the antenna support pole, plus 3 x Multicore fibre cables, 3 x DC Cables and 3 x
  3-way DC Boxes and installed within ground based feeder management and fed up leg D of
  the new tower.



- Ground based works will see the removal of an existing redundant equipment cabin.
- The installation of 2 x new equipment cabinets at the base of the new tower.
- The Installation of 1 x meter cabinet within the compound fence line on a new concrete plinth.
- Ancillary ground works to include new feeder management and gantry works, underground ducting and 2 x Earth pits.

#### **National Planning Policy**

Planning policy is provided at the national level by the National Planning Policy Framework (NPPF). It is a material consideration in planning decisions.

The NPPF directly addresses the need for enhanced wireless communication services, first mentioned in paragraph 20, which states that an LPA's strategic policies must make sufficient provision for:

"b) infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat)"

Leading on from this, paragraph 118 states that "Advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. Planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections."

While supported in principle, paragraph 119 of the NPPF retains the requirement to minimise the number of installations consistent with the efficient operation of the network but also includes being consistent with the needs of consumers and providing reasonable capacity for future expansion. This is consistent with the guidance on siting and appearance principles set out in Appendix 1 of the Code of Best Practice on Mobile Network Development in England (24 November 2016), with the sequential approach for operators including:

- Mast and/or site sharing (including redevelopment of a site to enable upgrade or sharing with another operator);
- Installation on existing buildings and structures;
- Erecting new ground-based masts;

The NPPF clearly acknowledges the benefits of modern electronic communications and seeks to encourage such development as being essential due to their role in supporting a modern economy, contributing to sustainable objectives, and enhancing local community access to a range of goods and services.

Local planning authorities are advised to respond positively to proposals for electronic communications development and this must include an understanding of the associated special problems and technical needs of developing and upgrading communications networks. Public benefits are defined within the NPPF and could be anything that delivers economic, social or environmental progress. Benefits do not always have to be visible or accessible to the public in order to be genuine public benefits.



While all development proposal will have some localised impacts, it is considered that any such impact would be acceptable in the planning balance when considered alongside the benefits of providing the operators advanced network coverage and the extent to which the proposal meets local and national town planning policies.

Furthermore, Paragraph 122 of the NPPF states that "Local planning authorities must determine applications on planning grounds only. They should not seek to prevent competition between different operators, question the need for an electronic communications system, or set health safeguards different from the International Commission guidelines for public exposure".

The proposed development therefore accords with all relevant aspects of the NPPF in respect of sustainable development and providing advanced, high quality and reliable communications infrastructure, while ensuring any resultant perceived visual impacts are minimal.

In addition to the above, given the site location within the AONB, Paragraph 182 of the NPPF states that 'Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues'. It then goes onto state that 'The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas'. In this instance, as the proposal would see the sensitive upgrade of an existing and established base station site, the proposal would be consistent with this aim.

Although the need for the development has never been undisputed by the LPA, the proposal will deliver significant public benefits in the form of improved coverage to parts of surrounding towns and Villages and provide coverage and capacity to allow residents, businesses, employees, and visitors to use data services to access the internet on mobile phones, tablets, and other devices. Furthermore, as the proposal would see the upgrading / replacement of an existing lattice tower site whereby the principle of the siting is not in question, and as the design would ensure that there would be no resultant impact in respect of the character, appearance or setting of any heritage assets, thus preserving their setting, the proposal would be consistent with the aims and objectives of the relevant policy consideration in this instance.

The proposed development therefore accords with all relevant aspects of the NPPF in respect of sustainable development and providing advanced, high quality and reliable communications infrastructure, while ensuring any resultant perceived visual impacts are minimal and the setting of heritage assets preserved. The apparatus proposed requires permission as the operational needs and associated design of the apparatus means that it falls outside the relevant limitations of outright permitted development pursuant to the General Permitted Development Order. However, the availability of permitted development rights within the Order for installing, replacing, and upgrading existing sites and apparatus clearly reflects the Government's strong emphasis towards the reuse and redevelopment of existing electronic communications installations to minimise the need for further structures elsewhere and this proposal clearly follows the emphasis within that particular guidance. The availability of permitted development rights must be a material consideration in the determination of the application (and as a fall-back consideration).

We invite any comments you may have on this proposal so that they can be taken into account, where possible, in finalising the development.



We look forward to receiving any comments you may have on this proposal. It would be greatly appreciated if you could forward your comments onto us direct within the next 14 days.

Yours faithfully

**Martin Brown** 

Head of Town Planning Martin.brown@telent.com

Tel: 01506 721023 Mob: 07771 933 094

#### On behalf of Cellnex

#### Enc:

• 254081-00-004-ML002 – Location Plan

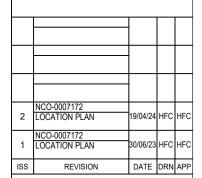
• 254081-03-100-MD008 - Site Plan Proposed

• 254081-03-150-MD008 – West Elevation Proposed

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O.S. LANDRANGER MAP No. 181





CELLNEX UK R+, 4TH FLOOR, 2 BLAGRAVE STREET, READING, RG1 1AZ Tel. 020 4526 8553

SITE No 254081 CHESHAM TYLERS HILL ROAD TYLERS HILL ROAD BOTLEY CHESHAM BUCKINGHAMSHIRE HP5 1XJ

SP 98329 01510 os grid 498329 201510

TITLE LOCATION PLAN

SEE DRAWING SCALE HFC 27/06/23 APPROVED HFC 19/04/24

254081-00-004-ML002 2

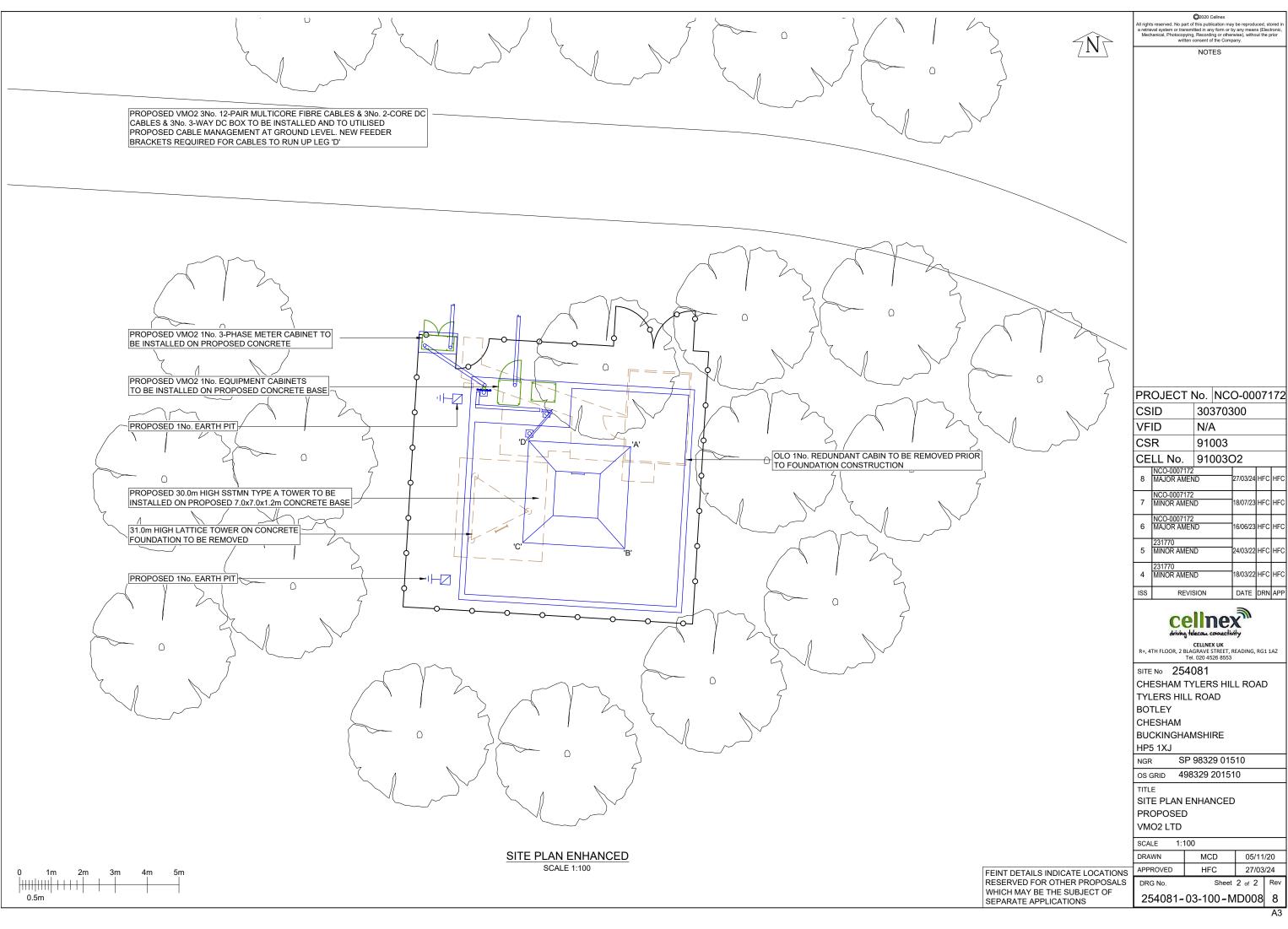
SITE ACCESS THE SITE 83 20**17**00m 20**17**00m Cowcroft Cowcroft Wood 16 16 Mast . 15 15 14 14 163.1m 201300m 201300m 49**82**0 49850 83 84

LOCATION PLAN

SCALE 1:2500

**LOCATION PLAN** SCALE 1:50,000

THE SITE



©2020 Cellnex All rights reserved. No part of this publication may be reproduced, stored i a retrieval system or transmitted in any form or by any means (Electronic Mechanical, Photocopying, Recording or otherwise), without the prior written consent of the Company. NOTES PROPOSED VMO2 3No. 12-PAIR MULTICORE FIBRE CABLES & 3No. 2-CORE DC CABLES & 3No. 3-WAY DC BOX TO BE INSTALLED AND TO UTILISED PROPOSED CABLE MANAGEMENT AT GROUND LEVEL. NEW FEEDER BRACKETS REQUIRED FOR CABLES TO RUN UP LEG 'D' PROPOSED VMO2 6No. COMBINERS TO BE INSTALLED ON PROPOSED ANTENNA SUPPORT POLE. 30.5m TOP OF STRUCTURE 30.0m PROPOSED VMO2 1No. GPS MODULE TO BE INSTALLED ON PROPOSED ANTENNA SUPPORT POLE 29.0m PROPOSED VMO2 6No. RRU TO BE INSTALLED ON PROPOSED ANTENNA SUPPORT POLE PROPOSED VMO2 3No. ANTENNAS AT 29.0m INSTALLED ON PROPOSED FACEFRAME PROPOSED VMO2 1No. SHF 0.3m HP DISH AT 27.0m INSTALLED ON PROPOSED SUPPORT POLE PROJECT No. NCO-0007172 30370300 VFID N/A CSR 91003 PROPOSED 30.0m HIGH SSTMN TYPE A TOWER TO BE CELL No. 91003O2 INSTALLED ON PROPOSED 7.0x7.0x1.2m CONCRETE BASE NCO-0007172 8 MAJOR AMEND 31.0m HIGH LATTICE TOWER ON CONCRETE LEG 'D' FOUNDATION TO BE REMOVED NCO-0007172 MINOR AMEND NCO-0007172 6 MAJOR AMEND 231770 5 MINOR AMEND 231770 4 MINOR AMEND REVISION CELLNEX UK R+, 4TH FLOOR, 2 BLAGRAVE STREET, READING, RG1 1AZ Tel. 020 4526 8553 SITE No 254081 CHESHAM TYLERS HILL ROAD PROPOSED VMO2 2No. EQUIPMENT CABINETS TO TYLERS HILL ROAD BE INSTALLED ON PROPOSED CONCRETE BASE BOTLEY CHESHAM BUCKINGHAMSHIRE OLO 1No. REDUNDANT CABIN TO BE REMOVED PRIOR HP5 1XJ TO FOUNDATION CONSTRUCTION SP 98329 01510 PROPOSED VMO2 1No. 3-PHASE METER CABINET TO OS GRID 498329 201510 BE INSTALLED ON PROPOSED CONCRETE BASE 0.0m G.L. TITLE ELEVATION ENHANCED PROPOSED VMO2 LTD SCALE 1:200 WEST ELEVATION ENHANCED DRAWN MCD 05/11/20 SCALE 1:200 APPROVED HFC 27/03/24 FEINT DETAILS INDICATE LOCATIONS RESERVED FOR OTHER PROPOSALS DRG No. Sheet 2 of 2 WHICH MAY BE THE SUBJECT OF 254081-03-150-MD008 SEPARATE APPLICATIONS

# CHESHAM & DISTRICT TRANSPORT USERS' GROUP

Minutes of a Meeting held at Chesham Town Hall on Tuesday, 14<sup>th</sup> May 2024 at 7.30pm

Present: In Attendance:

Rod McCulloch (Chairman) Alan Wallwork (Secretary) Peter Crabb-Wyke (Treasurer)	(RM) (AW) (PCW)	Sharon Jeffries Georgina Lomnitz Peter Moutrie Andrea Polden Graham Read Michael Richards	(SJ) (GL) (PM) (AP) (GR) (MR)
		Michal Stachurski Barry Taylor	(MS) (BT)

#### Action

#### 24/37 Apologies for Absence

Apologies were received from Ralph Adam, Mark Brookes, David Page, Geoff Povey, Hilary Povey, Jenny Richardson, Morag Robertson, Maureen Winders and Graham Yellowley.

#### 24/38 Minutes of the Meeting of 2<sup>nd</sup> April 2024

The Minutes of the Meeting held on 2<sup>nd</sup> April 2024 were approved and signed.

### 24/39 Matters Arising

AW confirmed that all action points would be covered below.

## 24/40 Report From The Treasurer

PCW confirmed that £163.03 was still currently in hand.

## 24/41 Federation of Met Line User Committees (FOMLUC)

RM reported that no further FOMLUC meetings were currently scheduled,

#### 24/42 Ongoing Met Line Issues

Various issues were reported, amongst which were:-

- Numerous examples of train cancellations and delays.
- PM reported that on 23<sup>rd</sup> March a delay was announced as being attributable
  to over-running Engineering Work. However, a Freedom of Information
  request showed that it was in fact due to staff shortages. The significance is
  that TfL does not issue refunds for the former but does for the latter, so the
  travelling public were being deliberately misinformed.

#### 24/43 Local Bus Services

PCW reported a number of changes including the following:-

- A Bus Service Improvement Plan ("BSIP") funded by Central Government had been announced in January 2024 with strings attached. In essence in future, bus services should not be planned on a purely commercial basis with little or no engagement with, or support from, Local Transport Authorities if government funding was to be received.
  - Therefore, every LTA should produce a 2024 BSIP to secure the release of its BSIP funding for 2024/25. BSIPs should be comprehensive and authoritative, whilst also being concise and accessible to the public.
- Carousel had published changes to its services wef 9<sup>th</sup> June which locally meant improved services on routes 1, 1A and 1B plus improvements on route 103
- RM reported that he was following up on a complaint raised by an elderly passenger regarding a rude driver on Red Eagle route 177.
- AP reported that for those of limited mobility and/or without access to public transport, the local surgeries operate a volunteer driver system, which is a charity and their prices are on a set basis and are certainly cheaper than a local taxi. In addition, organisations such as Age UK and the RVS also offer a similar service and again the cost involved is often cheaper than an equivalent taxi fare.
- MS reported the lack of an appropriate school service to and from Little
  Hivings and that he had requested Red Rose to re-time route 78 but no
  response had been received. AW undertook to raise the issue with James
  Loader of Buckinghamshire Council.
- PCW reported the lack of a tracking facility on certain routes.

#### 24/44 Rail Strikes

A verbal update was given on the situation as it stands at present.

#### 24/45 Met Line Timetable Changes

Mention was made of the new timetable now in operation and the ongoing experiment of off-peak fares on all TfL rail services for now on Fridays.

#### 24/46 London Mayoral Election

AW reported that despite contacting all candidates of the major parties, none had responded definitively as to how they would protect the interests of passengers living outside the GLA boundary if elected.

#### 24/47 Wheelchair Accessible Taxis in Chesham and Amersham

RM reported that the next meeting with the people from Buckinghamshire Council responsible for Taxi Licensing was due to be held on 3<sup>rd</sup> June. It was also reported that recently two wheelchair users who had booked trips with Dial a Ride were left disappointed as nobody turned up to collect them due to a shortage of volunteer drivers, which indicated just how bad things were locally for the disabled.

GR also reported that a number of members of the local MS Group would be unable to attend the Poetry evening on 7<sup>th</sup> June due to a lack of suitable taxis to take them to the Town Hall.

#### 24/48 London Underground / Overground Revised Map

The Meeting noted the revised map circulated with the Agenda papers.

RM

AW

# 24/49 Any Other Business

- The Annual Town Meeting is due to be held in the Town Hall on 16<sup>th</sup> May at 7.30pm.
- The Mayoral Election is due to be held on 20th May.
- MR reported that the bus stops for routes 106/107 in Amersham still show only the 106. AW would raise this with James Loader.
- AW produced a poster advertising a Classic Bus Running Day in High Wycombe on 2<sup>nd</sup> June featuring London buses for the 50s, 60s and 70s.

24/50 Date of Next Meeting

Tuesday 18th June 2024 at Chesham Town Hall, at 7.30pm.

Signature Chairman

AW