

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

Chief Executive  
Tony Marmo

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Tuesday 30th May 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 5 JUNE 2023 at 7.30pm:**

**Agenda**

1. Apologies for Absence
2. Declarations of Interests
3. To receive minutes of the planning meeting held on the 15 May 2023
4. Planning Applications
5. Planning Decisions
6. Infrastructure Levy Consultation
7. Chesham Neighbourhood Plan (CNP) Working Group Minutes:
  - a. 17<sup>th</sup> April 2023
  - b. 22<sup>nd</sup> May 2023
8. Chesham & District Transport User Group minutes 9<sup>th</sup> May 2023
9. Information Items:
  - a. Street Trading Consent
  - b. Heritage Listing

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**

**CHESHAM TOWN COUNCIL**  
**MINUTES of the meeting of the PLANNING COMMITTEE**  
**held on 15 May 2023**

**Councillors:**

Councillor Wilford Augustus	Councillor Mohammad Fayyaz
Councillor Alan Bacon	Councillor Francis Holly
Councillor Qaser Chaudhry	Councillor Nick Southworth

**In attendance:**

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

Apologies were received from Councillors Baum and Hood. Councillor Hayyat was absent. These were accepted by the Committee.

**67. DECLARATIONS OF INTEREST**

There were no declarations of interest.

**68. MINUTES**

Minutes of the meeting held on 24 April 2023 were noted and approved.

**69. 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).

**70. PLANNING DECISIONS**

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

The meeting closed at 19.48pm

AGENDA ITEM 4: APPLICATIONS PLANNING MEETING 5th JUNE 2023						
MAY	Ref No.	Name	Address	Ward	Application	Councillor Decisions of Meeting
1	PL/23/1632/PNE		16 Crabbe Crescent		Developm extension (depth extending from the original height 3.00 metres, eaves height 2.85 metres)	
2	PL/23/1612/NMA		52 Poles Hill		rear extension, dem roof lights to front elevation to facilitate living accommodation change of materials on the rear dormer window	
3	PL/23/1587/PNE		23 Ashfield R		Developmen extension (depth extending from the original rear height 3.8 metres, eaves height 2.5 metres)	
4	PL/23/1581/FA		172 White Hill	Townsend	Single storey rear extens nd porch infill.	
5	PL/23/1542/CONDA		Springfield Road Industrial Estate	W	Redevelopment of site to provide planning permission PL/19/1734/FA - and infrastructure dental units with associated landscaping	
6	PL/23/1515/FA		170 White Hill		extension, single storey rear extension, rear dormer window and replac ment front rooflight (amendment to previously approved scheme PL/23/0)	
7	PL/23/1531/FA		24 Vale Rise	Vale	rt first floor side extension and new roof to existing rear extension	
8	PL/23/1513/SA		115 Bois Moor Road	Waterside	Certificat of Lawfulness for proposed Garage conversion	
9	PL/23/1496/PAPCR		90 Broad Street	T	or Notification under Class MA of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 - Change of use	
10	PL/23/1487/FA		6 Pullfields	Lowndes	Demolition of existing garage, erection of front and side infill extension.	
11	PL/23/1631/SA		18 Chessbury Road	S Mary's	Certificate of Lawfulness for proposed block paved driveway and vehicular access	
12	PL/23/1473/FA		Old Orchard ouse Amy Lane	St Mary's	Two storey side and rear extensions, single storey front and side extensions, insertion of 2 front dormer windows, 4 rear dormer windows and 2 side rooflights. rear roof elevations and alterations to front boundary	
13	PL/23/1447/FA		74 Asheridge	Asheridge Vale	Detached annexe	
14	PL/22/3341/FA		White Hill	Townsend	Installation of an artificial sports pitch with fencing and floodlights.	

**AGENDA ITEM: 5 PLANNING DECISIONS**

	REF. NO	ADDRESS	WARD	APPLICATION	BCC DECISIONS	CTC DECISIONS FROM PREVIOUS MEETINGS
<b>MAY</b>						
1	PL/23/0476/SA	19 Ridgeway Road	Ridgeway	Certificate of lawfulness for proposed replacement of roof on single storey side projection, changes to doors and windows and internal alterations	Cert of law proposed dev or use issued	Cllrs sent comments directly to planning
2	PL/23/0738/FA	Land at Lycrome Lodge Nashleigh Hill	Newtown	Erection of a new dwelling	Refuse Permission	Cllrs sent comments directly to planning
3	PL/23/0759/FA	101 Brockhurst Road	Newtown	Proposed hardstanding to front garden, retaining walls and railings and new vehicular access	Conditional permission	Cllrs sent comments directly to planning
4	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	Cert of law proposed dev or use issued	No Objections
5	PL/23/0968/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)	Prior Approval Refused	The size of the retail space proposed will limit shop owner options
6	PL/23/0958/FA	8 Delmeade Road	St Mary's	Single storey rear extension	Conditional permission	No Objections
7	PL/23/0942/FA	44 Ridgeway Road	Ridgeway	Part single, part double storey rear extension with internal alterations	Conditional permission	No Comment
8	PL/23/0982/FA	300 Chartridge Lane	Lowndes	Single storey rear extension	Conditional permission	No Objections
9	PL/23/1020/FA	2 Fryer Close	Waterside	Part two, part single storey rear extension	Conditional permission	No Objections
10	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	Cert of law proposed dev or use issued	No Objections

11	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)	Prior Approval Refused	No Comment
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## **AGENDA ITEM NO : 6 - Infrastructure Levy Consultation**

### **Reporting Officer:**

Kathryn Graves  
Community, Economy and Environment Manager  
01494 774 842 ex 113  
[kathryn.graves@chesham.gov.uk](mailto:kathryn.graves@chesham.gov.uk)

### **Purpose of Report:**

1. To develop a response to a consultation on the new Infrastructure Levy.

### **Background Information**

2. Currently, Buckinghamshire Council levy the Community Infrastructure Levy (CIL) charge on new development in their area of responsibility, including Chesham. Most new development which creates net additional floor space of 100m<sup>2</sup> or more, or creates a new dwelling, is potentially liable for the levy. Buckinghamshire Council is required to pass on 15% of any levy from developments in Chesham to the Town Council.

### **Findings**

3. The Infrastructure Levy is a reform to the existing system of developer contributions, comprising Section 106 planning obligations and the CIL. The technical aspects of the design of the Infrastructure Levy are being consulted on by the Department for Levelling Up, Housing and Communities (DHLUC). The deadline for responses is the 9 June 2023.
4. Under the current system, only councils that have made a neighbourhood plan receive 25% of CIL money, with other councils (including Chesham Town Council) receiving 15%. It is proposed that all town and parish councils receive 25% of what would have been CIL money under the new system. It is envisaged that, under the new Levy, the value collected as the Neighbourhood Share should not result in less value being allocated to neighbourhoods than in the existing system. However, this will be a smaller share in percentage terms than the Neighbourhood Share as it exists under CIL. That is because the Infrastructure Levy will capture value that is currently captured through both CIL and s106.
5. The consultation can be viewed at: <https://www.gov.uk/government/consultations/technical-consultation-on-the-infrastructure-levy/technical-consultation-on-the-infrastructure-levy>. The consultation is extensive, with 45 questions, but with only two questions (numbers 34 and 35) being directly relevant to the Neighbourhood Share of the Infrastructure Levy as it pertains to this council.
6. Your officers recommend that the Town Council's response should focus on these two questions:  
**Question 34 - Are you content that the Neighbourhood Share should be retained under the Infrastructure Levy? [Yes/No/Unsure].** We believe that the appropriate answer is Yes.

**Question 35 - In calculating the value of the Neighbourhood Share, do you think this should**  
**A) reflect the amount secured under CIL in parished areas (noting this will be a smaller proportion of total revenues), B) be higher than this equivalent amount C) be lower than**

**this equivalent amount D) Other (please specify) or E) unsure. Please provide a free text response to explain your answer where necessary.**

DHLUC is interested to explore whether more revenue is allocated to town and parish councils, for spending on hyper-local needs. This approach would reduce Levy receipts available to local authorities in order to support the area as a whole. Your officers are seeking the views of the committee on this question.

### **Implications**

7. Financial: the new Infrastructure Levy system has the potential to see increased levy receipts provided to the Town Council.
8. Strategic: accords with SA3: To ensure residents enjoy high quality social, recreational, and cultural facilities by improving them in accordance with the desires expressed by residents
9. Environmental: not applicable.
10. Equality Act: not applicable.

### **Recommendations**

**11. The following recommendation is made:**

- i) **That responses to Questions 34 and 35 are agreed upon for submission to DHLUC by the 9 June 2023.**



## Agenda Item: 7

### CHESHAM TOWN COUNCIL MINUTES of the meeting of the CHESHAM NEIGHBOURHOOD PLAN WORKING GROUP

held on Monday 17 April 2023

#### Councillors:

Cllr Alan Bacon  
Cllr Simon Booth  
Cllr Nick Southworth (Chair)

#### In Attendance:

Tony Marmo	Chief Executive officer
Kathryn Graves	Community, Economy and Environment Manager
Georgina Fernandez	Democratic Services Officer
Neil Homer	O'Neill Homer
Tom Noble	Create Streets

#### 1. APOLOGIES FOR ABSENCE

Councillors Baum, Hayatt and MacBean sent their apologies which were noted and accepted.

#### 2. MINUTES OF LAST MEETING

Minutes of the meeting held on 27 March 2023 were noted and agreed with the following amend requested by Cllr Southworth who asked for clarification on the comments about 20 minute neighbourhoods in Point 4 policy 7. That we do not wish to be setting up road blocks or create a low traffic neighbourhood, rather looking for people to be able to access amenities closer to their homes.

#### ACTION:

**DSO to amend minutes from 27<sup>th</sup> March 2023**

#### 3. ACTION TRACKER

The CEO confirmed that he had been in touch with Bucks Council officers and they had confirmed regeneration strategy documents had not been circulated to Town Councillors, apart from, they thought, Jane, Rachael and Nick. Cllr Southworth confirmed that he had not received a copy of the regeneration strategy document yet. The CEO confirmed that he was not aware of the timelines Bucks Council are working to. NH asked if there was merit pressing them on this so that we are not held up as we need to synchronise their timeline with ours.

#### ACTION:

**CEO to contact regeneration team for an update**

#### 4. NDO

NH presented the revised NDO document to councillors focusing the groups attention to 4 key points:

1. Provide the background as to the purpose and process for making the NDO.  
NH confirmed that Bucks have now seen this outline but have not been asked to formally respond yet and that NH has a meeting in a few days with them.

Cllr Southworth asked if part of the Bucks screening process was to confirm that there is no need for an environmental report. NH confirmed yes this was briefly discussed. NH confirmed that the whole purpose is to prove the brownfield strategy is plausible and deliverable. NH has been reminding Bucks over the last few weeks of the bigger picture but cannot rule out that they may want to return to proposals from a few years ago and scrutinise what CTC are doing.

CEO confirmed the Director of Planning at Bucks Council felt that we could not deliver NDO's as quickly as the Neighbourhood Plan. The Director of Planning also questioned why are we doing NDO's, if not all planning detail is going to be in them. The Director of Planning was also worried that he does not have enough resource. The CEO was of the view that we need to reassure the planners. NH said he did not know how the Director of Planning was being advised as he got the impression he was coming to this 'fresh'.

Cllr Southworth said it sounded like we needed to persuade the Director of Planning and that we should send a covering letter with the document to overcome any ambiguities from that meeting and to emphasise the importance of Bucks Council getting behind the environmental side.

NH confirmed that he has a meeting with Bucks on the 25 April and after this meeting shall write to the Director of Planning directly.

2. The development to be granted planning consent on each site and identifies the sites on a plan. It then makes it a requirement for any scheme wishing to benefit from that consent to submit a 'Site Passport' and to discharge a number of general and site-specific conditions before the scheme can commence.
3. Provides essential supporting information on how the NDO proposals have addressed design, infrastructure, environmental, energy and transport issues as relevant to each site.

NH said we need to avoid having dependencies which cannot be resolved in the NDO process. Cllr Southworth asked if this issue of dependencies is making Bucks concerned and if we have enough meetings in the diary with them. He also was of the view that if we need to get things over the line, concerns should be flagged ASAP. NH confirmed that Bucks know where the dependencies are as these have been explained.

4. Provides an outline assessment of the effects on heritage assets and an archaeology statement, and how harmful effects have been avoided or mitigated

**ACTION:**

**CEO to enquire about the status of the regeneration strategy.**

**NH to propose at next Bucks meeting to write directly to the Director of Planning with NDO document.**

## **5. EIA**

NH provided an EIA summary report for the committee for approval to present to Bucks. Cllr Southworth asked if this has become a judicial review issue. NH replied that provided we follow the process and information, it reduces the risk of that outcome.

NH confirmed that the AECOM screening report was a free report for our use and that AECOM believe there is a valid reason to conclude that there is no need for an environmental report, with one caveat of transport and traffic. It is difficult to make Bucks feel comfortable with the limited amount of resource available. Each of these sites generates or attracts car usage. We do not

think that there will be a significant increase in trips but we do not have data modelling to prove that.

Cllr Southworth wondered if Bucks could provide trip data for car park sites, do their own modelling work, as we do not have the resource. He questioned if there was time for them to do this if they have not started. NH confirmed that there are metrics for transport engineers to apply to each site and this is not a difficult job to do, it is just can we extract this from other work they are doing. NH confirmed he would discuss this at his next meeting and ask if they can do some simple modelling work for us to include in the EIA letters.

Cllr Bacon asked if there were any formal notes made from the meetings with Bucks. NH confirmed that no formal minutes were made just individual action points. Cllr Southworth agreed that it would be good to have a summary of outcomes from each meeting.

**ACTION:**

**NH to enquire of Bucks if they can undertake simple modelling work to include in EIA.**

## **6. WORKSTREAM**

NH presented the revised workstream with the RAG system, looking to September for sign-off by CTC on the neighbourhood plan and orders and confirmed that we are progressing well.

**ACTION:**

**Cllr Baum to update workstream with key dates for presentations etc**

## **7. DESIGN CODE (V4) DRAFT**

Tom Noble (TN) presented version 4 of the design code draft and asked councillors if they would approve for this to be issued to Bucks Officers (on a strictly private & confidential basis). CTC councillor comments to be incorporated into the next version to go to consultation, with more images. Cllr Southworth thought the design code draft looked good saying we have seen the evolution and it is where we want to be and that it is a really good piece of work.

CEO asked if the culvert design, environmental agency preferred route, had been shown to Bucks. TN confirmed that it had not. CEO confirmed that it was still not clear that Bucks agree with this route.

**ACTION:**

**TN to circulate V4 of the design code to Bucks officers for comment with a covering note to confirm this is not a public document and that it should not be spread widely.**

Meeting closed at 7.22pm

**CHESHAM TOWN COUNCIL**  
**MINUTES of the meeting of the CHESHAM NEIGHBOURHOOD PLAN WORKING GROUP**

held on Monday 22 May 2023

**Councillors:**

Cllr Alan Bacon  
Cllr Jo Baum  
Cllr Simon Booth

**In Attendance:**

Tony Marmo	Chief Executive officer
Kathryn Graves	Community, Economy and Environment Manager
Georgina Fernandez	Democratic Services Officer
Neil Homer	O'Neill Homer

**1. APOLOGIES FOR ABSENCE**

Councillor Southworth sent his apologies. Councillors Hayatt and MacBean were absent.

**2. MINUTES OF LAST MEETING**

Minutes of the meeting held on 17 April 2023 were noted and agreed

**3. ACTION TRACKER**

It was noted that feedback on the NDO's and design code had only been received from Councillor Fulford.

**ACTION:**

**DSO to liaise with TN to arrange a new deadline for councillor feedback and inform all councillors.**

**4. COMMUNICATION STRATEGY**

Cllr Baum updated members on the communication strategy confirming key dates had now been placed in the diary for stakeholder meetings etc. A discussion was then held about the town councillor presentation on 26 June and content.

Neil felt that it was important that everyone in the town council understands what we are trying to do as the plan affects all parts of the town. It was an important opportunity to get everyone together to get the story across and to communicate the back story as simply as possible to explain the relationship with the plan/orders and Buckinghamshire Council. We should not lose sight of the first reason we decided to make the Neighbourhood Plan - to present Chiltern Council with an alternative to what they proposed 4 years ago. Last year the project gathered momentum with the focus on mechanics. Bucks have reservations over investing time probably because they do not understand the back story. We need to think how we communicate this back story as councillors/colleagues may ask.

Cllr Bacon asked if targets had changed since we started. Neil confirmed that the target is still the primary objective.

Cllr Baum asked if we had been successful in this point or do we need another meeting with Bucks? TM confirmed that at the last meeting with the Bucks Director of Planning and Environment, they thought that the Neighbourhood Plan was easy to complete. They were more worried about the NDO's and the fact they did not have enough resource. There is a follow-up meeting on the 1 June with Peter Strachan.

NH was of the view that to persuade Bucks further we may need to do more to demonstrate and resolve matters that have currently been put to one side e.g. relocation of carparking or re-organisation of St Mary's Way. Additionally, need to manage people's expectations and have a clear answer to each of the issues mapped out, for stakeholders to allay any fears and to be able to answer awkward questions.

Cllr Baum confirmed we have one opportunity to get this right and asked if there was a way to strip the Neighbourhood Plan back to its original intention. NH confirmed that the NDO's were a great opportunity to demonstrate brownfield strategy and demonstrate to Bucks planning that everything has been done to create conditions in which these sites will come forward.

Cllr Booth asked if there was a middle ground to prevent everything grinding to a halt? NH confirmed that he was confident that 4 identified NDO's are credible documents to meet the regulations and should be delivered at the same time so have a coherent story and provide ammunition to Bucks. Bucks have no experience of these and they see them as planning applications which require a lot of resource to get right. We need to persuade them that they do not have to invest a lot of time, as these are orders not planning applications.

Cllr Bacon asked if Bucks were signed up to protecting the greenbelt. NH replied that we have to assume that they are. If they are not CTC need that conversation next.

It was agreed that a slide pack should be produced for each meeting:-

#### **Presentation Town Council Structure**

- Scene setting – context/ why here/ local plan
- What is a Neighbourhood Plan?
- Reasons for doing and objectives
- Why Now
- What is the plan – principles/sites/policies
- Relationship with Bucks - the work been doing with them
- Consultation & Communication going forward

Cllr Baum confirmed that three stakeholder workshops had been placed in the diary 25/26/27 June under the titles of Climate Change; Local Economy; Communities and asked the group if they thought these headings were appropriate. Cllr Bacon and Booth agreed these were fine. NH thought it good to structure by theme - encourages 3 different types of discussion. Need to strike the balance between tokenism and engaging with stakeholders and a slide pack would be helpful to prevent mis-understandings and facilitate discussion on groups/ themes and policies.

#### **Stakeholder Workshop Structure**

- Scene setting – context/ why here/ local plan
- What is a Neighbourhood Plan?
- Reasons for doing and objectives
- Summary of consultation last year
- Discussion – facilitate discussion about things worried about/ new ideas/ prevent conflicts

Cllr Baum confirmed that an email had been drafted to be dispatched to the database end of June. It was agreed that stakeholders would be invited to all three themed sessions.

**ACTION:**

**DSO to contact Peter Strachan's secretary to see if meet on June 1<sup>st</sup> can be opened up to include other councillors alongside Nick Southworth.**

**NH to provide a summary for Nick to present at this meeting**

**KG to compile stakeholder database ready for email dispatch end of June**

**5. 3D RENDERS**

A discussion was had as to the four sites for TN to work up into 3D renders (4 only due to resourcing issues). Star Yard, Higham Mead, Alma Road and the Station Car Park were proposed by TN.

**ACTION:**

**DSO to liaise with Cllr Southworth to confirm the final four 3D renders for TN to work up.**

**6. LCWIP**

KG and TM proposed to the group that the LCWIP be brought into the realms of the NPWG as currently it does not sit in any working group and the neighbourhood plan setting and the work that Create Streets are doing is the natural option. Currently the LCWIP is on version 5, which is supposed to be the final version, but going forward if any changes need to be made these would come via this working group and then go to committee, looking to September for sign-off so all councillors have the opportunity to view.

Cllr Booth and Baum both agreed that this was a good method of moving it forward and to ensure that it reflects the views of this council.

NH confirmed that he would refer to it in the workstream timetable to ensure it is synchronised to the neighbourhood plan work programme.

TM confirmed that Bucks want to do a joint consultation on LCWIP which they would part fund as long as both CTC and Bucks sign-off.

**ACTION:**

**NH to add LCWIP to workstream**

Meeting closed at 7.18pm

Agenda Item: 8

## CESHAM & DISTRICT TRANSPORT USERS' GROUP

Minutes of a Meeting held at  
Chesham Town Hall on  
Tuesday, 9<sup>th</sup> May 2023 at 7.30pm

**Present:**

Rod McCulloch (Chairman) (RM)  
Alan Wallwork (Secretary) (AW)

**In Attendance:**

Ralph Adam (RA)  
Sharon Jeffries (SJ)  
Graham Read (GR)  
Michael Richards (MRi)  
Morag Robertson (MRo)  
Barry Taylor (BT)  
Yvonne Webster (YW)

**Action**

**23/33 Apologies for Absence and Welcome**

Apologies were received from Peter Crabb-Wyke, Nick Southworth, Mark Brookes, Georgina Lomnitz, Peter Moutrie, Andrea Polden, Jenny Richardson and Graham Yellowlees.

RM welcomed four new attendees and YW explained they were from the Amersham and Chesham Support Group of the MS Society and required the Group's assistance in securing local taxis equipped to deal with wheelchair users.

**23/34 Minutes of the Meeting of 4<sup>th</sup> April 2023**

The Minutes of the Meeting held on 4<sup>th</sup> April 2023 were approved and signed.

**23/35 Matters Arising**

It was noted that all Matters Arising were dealt with elsewhere on the Agenda.

**23/36 Report From The Treasurer**

In the absence of PCW, this report would be held over to the next Meeting.

**23/37 Federation of Met Line User Committees (FOMLUC)**

RM reported that no further FOMLUC Meetings had taken place since December but that a Meeting had been arranged for 25<sup>th</sup> May 2023.

**23/38 Ongoing Met Line Issues and Local Bus Services**

MRi raised an issue regarding out of date bus timetables and was advised by AW that up to date ones were always available on the Buckinghamshire Council website.

**23/39 Local Taxi Services**

YW highlighted the plight of wheelchairs users with regard to Taxis in Chesham. Unlike those in other parts of the County such as Aylesbury and High Wycombe, none of the taxis operating in Chesham were vehicles designed to handle

wheelchairs. She felt that this needed to be addressed urgently and that in addition, the drivers of such vehicles should also receive appropriate training. After discussion, it was agreed that AW should raise this issue with Buckinghamshire Council as the licensing authority. It was also requested that this matter be brought to the attention of our local MP and that in addition, she should be invited to the next Meeting.

**AW**

**23/40 Withdrawal of Carousel Bus Services Along the A413**

Further to the report at the last Meeting, AW had contacted the Headteacher at Amersham School to see if this issue had been resolved, but as nothing further had been heard neither from her nor any of the parents, it was to be assumed that this Group had done all it could to resolve the issue.

RM and AW had met Shaun Ritchie the CEO of Carousel Buses as part of this exercise and Shaun had now confirmed that he would come along to meet our Group at its September Meeting.

**23/41 Coronation Travel Arrangements**

It was noted that these had been circulated ahead of the Meeting to assist anyone intending to travel to see last weekend's Coronation live in London.

**23/42 Planned Rail Strikes**

It was noted that one day strikes were planned by ASLEF on 12<sup>th</sup> and 31<sup>st</sup> May and also on 3<sup>rd</sup> June; and that the RMT had announced a strike on 13<sup>th</sup> May.

**23/43 Statement from RMT**

It was noted that the RMT was currently balloting its members for further strike action in the ongoing dispute about jobs and pensions, ahead of the current mandate which would run out in June.

**23/44 Oystercards**

From 14:00 on 15<sup>th</sup> May, Oyster and contactless services via the website and mobile App, together with their respective Customer Service Centres would be unavailable due to upgrade work which was scheduled to end on the following day.

**23/45 Elizabeth Line**

It was noted that the final phase of the staged opening of the Elizabeth Line was due to take place on 21<sup>st</sup> May. This would result in faster journey times on the Western Branch and would enable travellers from Shenfield to travel directly to Heathrow Airport without changing trains.

**23/46 Superloop**

RM referred to a proposal from TfL to join up some existing bus services with a number of new ones, to connect outer London Boroughs quicker. No date for its implementation had been published at this stage.

**23/47 One Day Travelcards**

It was noted that TfL is considering scrapping One Day Travelcards in an effort to save £40m of additional revenue each year. This was felt to be a retrograde step when at the same time it was encouraging travellers to use public transport and would hit travellers from outside London particularly hard.



It was also noted that the Mayor of London was required to give the Secretary of State for Transport six months' notice before implementing it.

**23/48 LU Performance Under Mayor Khan**

RM drew attention to a recent article from the Sunday Telegraph criticising the performance of London Underground whilst the current Mayor of London had been in control. In particular, reference was made to the huge number of unplanned station closures and staff absences between 2016 and 2022.

**23/49 Any Other Business**

RA mentioned that copies of the Step-Free Access guide and large print maps were supposed to be available at each London Underground Station. Earlier in the day, he had asked for copies of these at Chesham Station only to be told that none were available as Chesham was "too small" and the best that could be offered was sight of the copy of each, which were held for staff reference.

AW was asked to raise this issue at the forthcoming FOMLUC Meeting.

**AW**

**23/50 Date of Next Meeting**

Tuesday 4<sup>th</sup> July 2023 at Chesham Town Hall, at 7.30pm. **Please note new date.**

**Signature**

**Chairman**

Initials .....

**LOCAL GOVERNMENT (MISCELLANEOUS PROVISIONS) ACT 1982,  
PART III AND SCHEDULE 4**

**NOTICE OF GRANT OF APPLICATION FOR A STREET TRADING CONSENT**

**To:**

- The Applicant: Khushi Mohammed
- Any Persons who made Relevant Representations

**Take Notice**

**THAT** following a hearing of the Regulatory Sub-Committee

**ON 16<sup>th</sup> May 2023**

**BUCKINGHAMSHIRE COUNCIL as the Regulatory Authority for the Consent Street**

**RESOLVED TO GRANT THE APPLICATION FOR A STREET TRADING CONSENT.**

**Reasons for the Sub-Committee's Decision**

In making their decision, the Sub-Committee considered the Application and written representations in support of and against the application.

The Sub-Committee also took account of the legislative provisions and the Street Trading Policy for the legacy Chiltern District Council area and the factors to be considered including public safety; public order; the avoidance of public nuisance and the highway.

In particular, the Panel noted that the Police and Highways had not opposed the application for the renewal and in these circumstances in accordance with paragraph 4.14 of the Policy agreed to grant the renewal of the Application for Consent.



Clerk to the Regulatory Sub-Committee  
Date: 18<sup>th</sup> May 2023



## **Directorate for Planning, Growth & Sustainability**

Buckinghamshire Council  
The Gateway  
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CHESHAM TOWN COUNCIL  
Town Hall  
Chesham  
Buckinghamshire  
HP5 1DS

**Date:** 16 May 2023  
**Ref:** Local Heritage List

Dear Sir or Madam,

### **Buckinghamshire Council Local Heritage List Chesham Cemetery, Bellingdon Road, Chesham**

I am writing to let you know that your property has been identified as a non-designated heritage asset (NDHA) by Buckinghamshire Council.

#### **What does this mean for you?**

Local listing a site as a non-designated heritage asset means that it will be a material consideration in the determination of planning applications affecting the fabric, character or setting of the asset. However, Local Listing does not affect your Permitted Development Rights. The identification of an asset does not alter existing Permitted Development Rights and as such does not prevent change, however it does enable change to be managed through the planning process. Where the non-designated heritage asset is a building, Listed Building Consent (LBC) will not be required for works to a property that is locally listed.

#### **Local Heritage List Background**

In 2021 we started assessing sites to be added to our Local Heritage List as a way of ensuring that we are capturing sites that are locally important and reflect local character. This is different to statutory listings (you may have heard of Grade I, II\* and II buildings), which are designated by Historic England.

As a local authority we are working to ensure that Buckinghamshire's historic environment is protected at a local level, as well as a national level. Please see the attached Frequently Asked Questions (FAQs), which will explain what this means for you and what the Local Heritage List is.

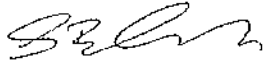
#### **Can you appeal?**

The local list is publicly accessible, and anyone can comment and make representation, which will be considered. Should you choose to challenge the identification of your property as a non-designated heritage asset, you can contact the heritage team at [localheritagelist@buckinghamshire.gov.uk](mailto:localheritagelist@buckinghamshire.gov.uk) and we will reconsider the assessment of your property. In such cases, we would expect that *new information*

*or evidence* be provided to demonstrate why the property should not be a non-designated heritage asset. Re-assessment will not necessarily change the outcome.

If you have any further questions once you have read through the FAQs, please contact the team at [localheritagelist@buckinghamshire.gov.uk](mailto:localheritagelist@buckinghamshire.gov.uk)

Yours sincerely,

A handwritten signature in black ink, appearing to read 'S Bambrick', written in a cursive style.

**Steve Bambrick**  
Service Director  
Planning & Environment  
Buckinghamshire Council



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# Local Heritage List FAQs

Date: January 2023

## **1. How was the Local Heritage List funded?**

1.1 In March 2021 Buckinghamshire Council was one of 22 Local Planning Authorities awarded a grant of £70k from the Department for Levelling Up, Housing and Communities (DLUHC - formerly the MHCLG) to develop a Local Heritage List.

## **2. What is the purpose of a Local Heritage List?**

2.1 The Local Heritage List seeks to identify *locally significant* non-designated heritage assets (NDHAs) and to celebrate their contribution to local identity and character. This is different to statutory listing and designations (e.g., Grade 1, II and II\* Listed Buildings, Scheduled Monuments, and Registered Parks and Gardens), which are assessed nationally by Historic England.

2.2 The Buckinghamshire Local Heritage List includes historic buildings (houses, chapels, agricultural and industrial buildings), archaeological sites (upstanding earthwork remains and buried sites), formal gardens, public open spaces, public works of art, monuments and street furniture.

2.3 Local listing as a non-designated heritage asset will be a material consideration in the determination of planning applications affecting the fabric, character or setting of the asset. Assets will then be afforded consideration in the planning process under the NPPF paragraph 197 and will help to inform future local policies and creation of Neighborhood Plans.

2.4 Local Listing improves clarity for owners and all interested parties, as significance is identified as part of the assessment process and the list is published on the Council's website and the Historic Environment Record (HER).

## **3. Will Local Listing restrict my Permitted Development rights?**

3.1 **No, Local Listing does not affect Permitted Development Rights.** The identification of an asset does not alter existing Permitted Development Rights and as such does not preclude change, however it does enable change to be managed through the planning process and where relevant to ensure that significance is protected.

3.2 **Furthermore, Listed Building Consent (LBC) will not be required** for works to a property that is locally listed.

## **4. How are sites assessed?**

4.1 We have a Review Panel Protocol that sets out the decision-making process underpinning the Local Heritage List Project. The assessment and review process is crucial to ensure candidate sites meet the agreed criteria and reflect [Historic England Advice Note 7](#).

4.2 The assessment criteria are set out in detail and with some Buckinghamshire examples on our web platform here: <https://local-heritage-list.org.uk/buckinghamshire/assessment-criteria>

4.3 Each nominated candidate site has a High, Medium or Low rating against each of the criteria points. These scores are then extrapolated into an overall High, Medium or Low rating, for discussion at Panel. For each candidate site, the Review Panel makes one of the following recommendations:

- Recommended to Cabinet for Local Listing – meets the criteria.
- Recommended to Cabinet for rejection – does not meet the criteria.
- Recommend to Cabinet for removal – no longer meets the criteria.
- Further information required – put back to ‘Candidate Work in Progress’ for further enriching.

## 5. How does adoption of the list happen?

5.1 Sites that meet the criteria for local listing are taken forward to Buckinghamshire Council’s Cabinet for adoption. Phase 1 was adopted by Cabinet on 5<sup>th</sup> January 2022 and we intend to bring the Phase 2 list forward for adoption later in 2023. Beyond that, future amendments to the list (additions or removals) could potentially be approved by the Cabinet Member on a periodic basis.

5.2 Where it is possible to identify owners of locally listed assets, they will be informed in writing of this decision.

## 6. How do I search the list?

6.1 Firstly, go to our fantastic online Local Heritage List platform: <https://local-heritage-list.org.uk/buckinghamshire>

6.2 The sites ready for adoption are most easily viewed on our Local Heritage List platform by looking at the map and clicking on the icons on the map. The dark blue symbols indicate Locally Listed sites, the others are still being assessed.

## 7. Can I appeal?

7.1 The local list is publicly accessible, and anyone can comment and make representation, which will be considered. Should an owner choose to challenge the identification of their property as a non-designated heritage asset, they will be able to contact the heritage team and we will reconsider the assessment of their property. In such cases, we would expect that *new information or evidence* would be provided to demonstrate why the property should not be a non-designated heritage asset. Re-assessment will not necessarily change the outcome. Concerns should be emailed to [localheritagelist@buckinghamshire.gov.uk](mailto:localheritagelist@buckinghamshire.gov.uk)

7.2 It is worth noting that there is no statutory requirement for public consultation when identifying or recognising a building or site as a non-designated heritage asset.

## 8. How many sites are on the Local List?

8.1 Since launching in August 2021, the Local Heritage List (LHL) project has been very successful. We have:

- Received **2653 nominations** for the Local Heritage List - these vary considerably and include telephone boxes, milestones, parkland, public art, archaeological sites and buildings of all ages, including numerous dwellings, historic warehouses and chapels.
- **771 sites were adopted in Phase 1 on 5<sup>th</sup> January 2023.**

## 9. How can I get involved?

9.1 We strongly welcome public engagement and we already have **168 users** signed up to the online platform and a core team of volunteers.

- You can contact our Local Heritage List Project Officer at [localheritagelist@buckinghamshire.gov.uk](mailto:localheritagelist@buckinghamshire.gov.uk) and also find out more on our website here: <https://local-heritage-list.org.uk/buckinghamshire>
- We have also run a series of online and in-person talks and events and we have run working parties with volunteers, including Cultural Heritage Students from the Royal Agricultural University and the Young Archaeologist's Club
- So far we have engaged with over 40 groups and organisations, including 17 Parish Councils and other stakeholders, such as Transport for London, Canals and Rivers Trust, and Chilterns Conservation Board.