



CHILTERN
District Council

Council

Tuesday, 23rd July, 2019

At

6.30 pm

**Council Chamber, King George V House, King George V Road,
Amersham**

S U P P L E M E N T

Minutes Set

CHILTERN DISTRICT COUNCIL

MINUTES of the Meeting of the
PLANNING COMMITTEE
held on **10 JUNE 2019**

PRESENT: Councillor D Phillips - Chairman
" M Titterington - Vice Chairman

Councillors: J Burton
J Gladwin
M Harrold
C Jones
J MacBean
S Patel
N Rose
J Rush
J Waters
C Wertheim

APOLOGIES FOR ABSENCE were received from Councillor P Jones

ALSO IN ATTENDANCE: Councillors M Flys, G Harris, N Shepherd and H Wallace

64 MINUTES

The Minutes of the meeting of the Planning Committee held on 18 April 2019 and 15 May 2019, copies of which had been previously circulated, were approved by the Committee and signed by the Chairman as a correct record.

65 DECLARATIONS OF INTEREST

Councillor C Jones declared a personal interest in planning application PL/18/4593/RC. Nature of interest – Councillor C Jones was a member of Amersham Town Council.

66 DEFERRED APPLICATIONS

Application reference PL/18/4593/RC

Site of Chiltern Pools, Drake Hall, Community Centre, Amersham Library and Associated Car Parks and part of King George V Playing Fields, Chiltern Avenue and King George V Road, Amersham HP6 5AH.

Speaking as the local Member for Chesham Bois and Weedon Hill, Councillor Graham Harris

Speaking on behalf of Councillor M Harker, Member for Chesham Bois and Weedon Hill, Councillor Heather Wallace

Speaking as the local Member for Amersham on the Hill, Councillor Nigel Shepherd

The meeting was advised that a further 18 representations had been received in support of the application. There had been 5 further letters of objection. The Squash and Racket Club and the Diving Club had sent letters of support.

RESOLVED

To recommend Council approves its own development subject to referral to Full Council and subject to the conditions as set out on pages 38-44 of the original report (appendix FP.01) with a revision to the wording of condition 16 (external materials), set out as follows:

Before any construction work commences above ground, a sample panel of all external materials to be erected on site (including mortar mix and pointing profile) including named types of samples of all the facing and roofing materials to be used for the external construction of the development hereby permitted, are to be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be fully implemented in accordance with the approved details unless alternative materials details are submitted to and agreed in writing by the Local Planning Authority.

Note 1: Councillor M Harrold entered the meeting at 6.15 pm.

Note 2: Councillor M Flys, G Harris, N Shepherd and H Wallace left the meeting at 7.26 pm.

67 ITEMS FOR NOTING

RESOLVED -

That the reports be noted.

68 REPORT ON MAIN LIST OF APPLICATIONS

RESOLVED -

1. That the planning applications be determined in the manner

indicated below.

2. **That the Head of Planning and Economic Development be authorised to include in the decision notices such Planning Conditions and reasons for approval, or reasons for refusal as appropriate, bearing in mind the recommendations in the officer's report and the Committee discussion.**

APPLICATIONS

**CH/2016/0310/FA Three Oaks Farm, Roberts Lane, Chalfont St Peter, SL9 0QR
& PL/18/3194/FA**

It was reported that condition 2 in the report should have read five caravans in the second line and not six.

The need for an additional condition relating to gypsy & traveller occupation was also reported, as follows: -

The site shall not be occupied by any persons other than gypsies and travellers as defined in the Planning Policy for Traveller Sites (DCLG August 2015). Reason: For the avoidance of doubt and to accord with the advice in Annex Planning Policy for Traveller Sites.

RESOLVED

The Secretary of State be advised that had the applicant not appealed against non-determination of PL/18/3194/FA, the Council would have recommended approval of the application subject to the conditions listed in the report and those reported above

And

CH/2016/0310/FA

Planning permission granted subject to the conditions set out in the report and an additional condition relating to the occupation of the site by gypsies and travellers only.

The meeting ended at 7.47 pm

CHILTERN DISTRICT COUNCIL

MINUTES of the Meeting of the **SERVICES OVERVIEW COMMITTEE** held on **13 JUNE 2019**

PRESENT: Councillor J Burton - Chairman
" N Varley - Vice Chairman

Councillors: D Bray
C Jackson
P Jones
S Patel
C Rouse
P Shepherd
L Smith

APOLOGIES FOR ABSENCE were received from Councillors M Titterington, E Culverhouse and M Flys

ALSO IN ATTENDANCE: Councillors C Ford, J Gladwin, J Rush and C Wertheim

98 MINUTES

The minutes of the Services Overview Committee meetings held on 20 February 2019 and 15 May 2019 were approved and signed by the Chairman as a correct record.

99 DECLARATIONS OF INTEREST

There were no declarations of interest.

100 UPDATE ON FLOOD PREVENTION IN CHALFONT ST PETER / WIDER CHILTERN DISTRICT

Thames Water

Members received a presentation from Thames Water representatives, Mr Huw Thomas, Local and Regional Government Liaison Officer and Ms Dagmara Weatherall, Infrastructure Planning Manager on the waste network arrangements and infrastructure in the Chiltern District. The presentation covered the following and can be viewed appended to these minutes:

- An overview of the Thames Valley sewerage network responsibilities.

- Drainage Strategies which had included detailed investigations that helped with the understanding of drainage problems in Chalfont St Peter (Maple Lodge) and Chesham and how they may be improved.
- An overview of the Maple Lodge sewer treatment works which served a population of 495,000 and had a typical daily treated flow of 100,000 cubed metres, this could rise to in excess of 250,000 cubed metres during wet periods.
- Proposed improvements including sewer repairs with watertight lining; new monitors at some local sewage pumping stations to identify when pumps are operating more than expected; groundwater levels being monitored in the control centre with response teams informed if thresholds passed; and to investigate if roof drainage can be separated from our sewer network.
- How proposed local plan growth and other key growth challenges in the region would be dealt with. Developers were being encouraged to contact Thames Water in advance of submission of planning applications. Customer relationship managers were proactively seeking out site developers and working to meet developers, promoters and agents for large development sites at an early stage of the planning process.
- Once a site identified as a risk to the wastewater network had been approved for planning, an impact assessment would be undertaken to identify if there was detriment to the network. Where certainty of growth from other sites was also known then a strategic scheme would be developed.
- Drainage and Wastewater Management Plans – these were the most extensive, collaborative and forward-looking plans developed within the UK wastewater industry to date. A framework was published in September 2018, this consisted of Water and wastewater companies; Defra; Environment Agency; Ofwat; Consumer Council for Water and; the National Infrastructure Commission.
- Sustainable Drainage Systems (SuDS) which were an opportunity to remove local impermeable area that would normally contribute to surface water run-off. £150,000 would be made available to all boroughs in the region for the installation of surface water management.

The Committee recorded its thanks to Mr Thomas and Ms Weatherall for the presentation. Questions from Members were welcomed, and the following key points were made:

It was affirmed to the Committee that developers were being encouraged to make use of the free pre-planning enquiry process, following which they would receive a letter outlining whether there was sufficient capacity in the existing network or whether investment was needed. Thames Water was

consulted on and made recommendations to the local Planning authority on all significant developments.

Impact assessments would be completed once planning approval for developments had been completed. When these had concluded it would be known how large the solution would need to be and whether existing networks could handle the additional flow.

A statement of common ground agreement was formalised as part of the Chiltern and South Bucks Local Plan, this was signed by Thames Water, Chiltern and South Bucks District Councils and the Environment Agency.

Following a Member comment, it was confirmed that installations which assisted collection of rainwater, avoiding heavy flow into the sewer network such as water butts could often result in a refund to the consumer. This rebate was due to less surface water being dealt with from individual properties. Members suggested that this could be marketed further to make consumers aware.

In relation to the £150,000 investment to local authorities to deal with surface water run-off, it was clarified that this had been set aside for authorities as they were now, meaning that each of the five existing Councils in Buckinghamshire would be entitled to a separate fund of £150,000 with the transition to a unitary authority not having an impact on this.

A Member raised a concern that the sewer which ran through the Misbourne valley from Amersham to Chalfont St Giles appeared to have leakage and asked whether this had been addressed. It was confirmed that the sewer had been investigated and the findings would be reported back to Members. It was understood that the pipes were relatively old and were not sealed the same way as water mains would be.

There were 14 mobile pumping station units strategically placed across the Thames Valley and these were not fixed to individual locations. The units would be moved as and where needed.

Affinity Water

Members received a presentation from Dr Di Hammond on revitalising chalk rivers in the district. The presentation included the following and can be viewed appended to these minutes:

- The reasons behind the Revitalising Chalk Rivers initiative, these included being more visible and working together to promote the great river restoration work being completed.

- River habitats and functional feeding groups as well as the effect of restoration on LIFE scores.
- Catchment changes which may affect the river including dredging and straightening of the river channel; land drainage and loss of wetlands and; urbanisation.
- Potential benefits of river restoration such as improved fish passage; increased aquatic plant diversity; natural flood risk management; water quality improvement; health and wellbeing and mitigation for climate change.
- Examples of river restoration work completed in recent years and potential projects at River Misbourne sites including Barn Meadow, the Community Orchard site and Amersham to Quarrendon Mill. An outline design was displayed for the Amersham to Quarrendon Mill river path.
- The “#whynotwater” campaign which called for government to act on mandatory water efficiency labelling so consumers could make informed choices on appliances purchased; rights for tenants to request landlords install water saving measures; ensure fixtures and fittings met minimum standards to avoid wasting water and every Local Plan in a severely water stressed area should include the target of 110 litres per person per day.

The Committee recorded its thanks to Dr Hammond for the comprehensive presentation. Questions from Members were welcomed, and the following was clarified to the Committee:

It was confirmed that the plan was for work to commence on the River Misbourne toward the end of 2019. A Member highlighted the importance of being mindful when dredging not to destroy the lining of a river as this could prevent the river from filling. It was confirmed that Affinity would plan to dig any new channels close to groundwater, maintaining inflow. The aim was to make the river more natural and resilient to river droughts.

Buckinghamshire County Council

Mr Alex Back, Senior Strategic Flood Management Officer, Buckinghamshire County Council clarified the responsibilities of each agency and reported an update on an ongoing project to increase flood resistance measures for properties in surrounding areas of culverts. This included measures such as electrics being wired high up, appliances being kept above flood level and solid wood floors. These resilience measures would reduce the time people need to spend out of their properties. Businesses were also an area of focus to ensure that the impact from flooding would not keep them closed for a significant period. The County Council was a statutory consultee on all major planning applications and the lead local flood authority who had a statutory duty to investigate any kind of flooding.

Environment Agency

Members received a presentation from Ms Natasha Gibbs, Technical Advisor on the two main rivers running through the district, the Chess and the Misbourne and the flood alerts and warnings which were in place.

The flood warnings were established based on full modelling being completed following the wider flooding of the River Misbourne in 2013/14. The Environment Agency was working closely with Affinity on the restoration of chalk streams and was also working on ensuring that the HS2 project did not have a significant impact on the Misbourne.

All options for improving the Misbourne had been deemed economically unviable at present as the Environment Agency had been unable to secure funding. It was hoped that the programme would be explored again post 2021 when grant aid and the flood risk settlement had been agreed.

Further work was being undertaken to engage riparian landowners to ensure assets and river banks were adequately maintained to reduce flood risks and meetings were being held with partners to address maintenance. Should any Member wish to know the grade of a culvert at any given time there was an asset mapping online service (link included below) which they could use.

The Environment Agency continued to monitor ground water levels to predict implications on the Misbourne network. Culvert inspection took place every 5 years as per T98 inspection. It was said that a Grade 4 culvert was deemed 'poor' and would likely see an increased number of inspections. Grade 5 culverts required immediate attention.

A Member asked what needed to be done where severe water loss could be seen and was advised that there was an incident hotline (noted below) and members were encouraged to report all expected issues, whether these were on private land or not so that these could be inspected.

Members raised the Culvert at the Maltings, Amersham as a concern, this culvert was graded as a 5 and it was advised that this would be checked by the Environment Agency prior to any expected heavy rainfall. Members were encouraged to forward any concerns to the EA.

The useful links and contact information are as follows:

The online asset map which detailed all assets the Environment Agency holds information.

<https://environment.data.gov.uk/asset-management/index.html>

The May 2019 water situation report which contained information around the Chilterns Chalk levels was also available online at [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/807680/Hertfordshire and North London Water Situation Report May 2019.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/807680/Hertfordshire_and_North_London_Water_Situation_Report_May_2019.pdf)

HNLenquiries@environment-agency.gov.uk – e-mail address to be used for information around certain assets or watercourses.

PSO-Thames@environment-agency.gov.uk – e-mail address to be used to provide information around works near a river. The webpage to visit beforehand for further information was <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>

The incident hotline: Telephone 0800 80 70 60 <https://www.gov.uk/report-an-environmental-incident>

The Chairman thanked Ms Gibbs for her detailed presentation.

101 28 DAY NOTICE

The Committee received the 28-Day Notice of executive decisions to be made by Cabinet on 9 July 2019.

RESOLVED:

That the 28 Day Notice be noted.

102 END OF YEAR PERFORMANCE REPORT 2018/19

The Committee received a report which outlined the annual performance of Council services against pre-agreed performance indicators and service objectives for the end of year, 2018-19.

RESOLVED:

That the performance reports be noted.

103 AGREEMENT TO SIGN THE MOTOR NEURONE DISEASE (MND) CHARTER

The Committee received a report which recommended that the Council supported and signed the Motor Neurone Disease (MND) Charter which recognised and respected the rights of people with MND. This would result in the Council ensuring policies and procedures enabled people with MND to receive a rapid response to their needs and good quality care and support.

It was recognised that the Council was already actively finding ways to support those people with Motor Neurone Disease as well as those living with other disabilities. Members agreed that no one should be disadvantaged because of a disability and supported the signing of the MND Charter.

RESOLVED to **RECOMMEND** to Cabinet

That the Council supports and signs the Motor Neurone Disease (MND) Charter.

104 REVIEW OF REMAINING RECYCLING CENTRES

The Committee received a report which asked that Cabinet consider the closure of recycling centre sites within the Chiltern District. At its meeting in November 2018, the Committee agreed with the rationale presented but highlighted specific concerns and requested a further report be presented which provided clarity on these issues.

The appendix attached to the report outlined results from surveys carried out at recycling centres by officers over a one week period between 13 and 17 May 2019. It was summarised that for most users it was a choice to use the centres and that whilst they had recycling facilities at home, many were unaware of the Council's kerbside collection service. From this, officers agreed that kerbside collection methods would be looked at to promote the service further.

A detailed discussion followed and members raised a number of concerns. These included:

- A Member noted that the sites continued to be heavily used and the potential removal of recycling centres could lead to an increase in fly tipping.
- The charging structure recently introduced by the County Council for household recycling centres was already being misunderstood by many residents and removing facilities at this time could cause increased confusion.
- Many Members believed that the recycling centres should not be removed until residents had been educated on the kerbside collection service and until this service was promoted more widely, the centres should be kept. A member suggested a three month period be set aside to educate residents, following which the closure of the centres could be re-assessed.
- Refuse operatives needed to be fully coherent with collection policies as there had been issues reported where recycling had not been collected when placed under or on top of a recycling bin.

- Many properties in areas such as the High Street, Great Missenden had no frontage and small storage areas so further consideration would be needed for kerbside collection, such as very early collections.
- A Member suggested that given the high level of usage, and lack of public education the recycling centres should remain until the end of the Council's existence (31 March 2020), whilst an education programme was undertaken. The new Buckinghamshire Council could then make the decision on the closure of the centres.
- A Member recognised that using recycling centres had become a habit for many residents and all should be educated to use the kerbside collection service as soon as possible, so that savings can be made by closing the recycling centres.
- It was likely that the new joint waste contract would not have provision for these facilities in order to make efficiency savings so publicity of centre closure and promoting the kerbside collection service was recognised as being key.

The Head of Environment noted that 400,000 container collections were made per week and the Council was providing this service as best it could, this included the collections from recycling centre sites. The Committee was advised that these centres were introduced at a time when there was not a kerbside collection service and many residents had continued the habit. Comprehensive information could be found on the Council's website and the new customer experience strategy would also raise the profile of kerbside collection.

It was explained that by closing the recycling centres, resources could be reallocated to purchase a new refuse collection vehicle that specialised in collections from apartment blocks as these types of development were increasing across the district. Further, it was noted that the sites were often abused, being used by traders and often being subject to fly tipping. Members agreed that the re-allocation of funds for this purpose was positive, although the Committee re-iterated its wish to see a detailed implementation plan ahead of closing the recycling centres.

In response to properties with no frontage, it was said that a strategy could be introduced to ensure these collections were made prior to 7.30 a.m. It was emphasised that any complaints or issues with collections should be reported to the waste team to address to ensure the service was as efficient as possible. Members were encouraged to report issues by email direct to officers.

There was a general consensus among the Committee that a report be brought back to the Committee detailing a phased implementation which evidenced demand being reduced before the centres were removed.

RESOLVED to **RECOMMEND** to Cabinet

That based upon the information presented, the sites noted in the report are not closed following Cabinet consideration on 9 July 2019. The Committee recommended a further report be presented which detailed a phased implementation period, a resident education programme, and evidence that demand was being reduced.

105 STATUTORY GUIDANCE ON OVERVIEW AND SCRUTINY FUNCTIONS

The Committee received a report for information on new statutory guidance on overview and scrutiny in local authorities produced by the Ministry of Housing, Communities and Local Government. This guidance aimed to increase understanding of the purpose of scrutiny, what effective scrutiny looks like, how to conduct it and the benefits it could bring. This guidance would need to be taken into account when designing the overview and scrutiny arrangements for the new unitary District Council.

RESOLVED

That the report be noted.

106 AFFORDABLE HOUSING CONTRIBUTIONS UPDATE

The Committee considered a report which provided an update on the receipt and expenditure of Section 106 Affordable Housing Contributions in accordance with the requirements of the Council's Affordable Housing Supplementary Planning document.

Point 3.3 of the report included a table which summarised actual and committed expenditure to date. It was proposed that the Council enter into a strategic funding agreement with Paradigm Housing whereby Paradigm commits to delivering 28 affordable rented homes across a range of sites that it was bringing forward in the Chiltern District in return for a funding commitment of £1,000,000 from the Council. This equated to £35,000 per unit and would allow Paradigm to operate flexibly by bringing forward sites and properties for funding as and when developments were ready to proceed.

The overall revised Committed Expenditure Programme would then look as set out in the table at point 3.11 of the report.

It was highlighted that were any properties to be sold within 10 years of completion, the funding provided for that property would be repaid to the Council on a sliding scale. These funds would return to the section 106 pot in line with similar processes at other local authorities.

A Member raised concern that by turning garage sites in to residences, street parking pressure would increase. It was explained that garage sites were a valuable land resource and many of those being rented were often being used for storage rather than keeping vehicles. Any application would go through the appropriate planning process.

RESOLVED to **RECOMMEND** to Cabinet

1. That the contents of the report be noted.
2. That the following allocations of Affordable Housing Contributions are agreed:
 - (I) Strategic Funding Agreement with Paradigm Housing (various sites) = £1,000,000
 - (II) Other affordable housing schemes approved on a scheme by scheme basis = £674,045.70

The meeting ended at 9.27 pm

CHILTERN DISTRICT COUNCIL

MINUTES of the Meeting of the **RESOURCES OVERVIEW COMMITTEE** held on **18 JUNE 2019**

PRESENT: Councillor N Rose - Chairman
" V Martin - Vice Chairman

Councillors: A Bacon
C Ford
J Gladwin
M Harrold
J MacBean
D Phillips
M Smith
N Southworth
J Waters
C Wertheim

APOLOGIES FOR ABSENCE were received from Councillors A Garth, R J Jones and D Varley

10 MINUTES

The minutes of the Resources Overview Committee held on 5 March 2019 and 15 May 2019 were approved and signed by the Chairman as a correct record.

11 DECLARATIONS OF INTEREST

There were no declarations of interest.

12 28 DAY NOTICE

It was noted that the Chiltern Lifestyle Centre Scrutiny Sub-Committee were meeting on 31 July 2019 and 7 August 2019 to discuss the Public Open Space consultation, the Business Plan and appointment of the Leisure Operator.

RESOLVED

To note the 28 Day Notices.

13 END OF YEAR PERFORMANCE REPORT 2018/19

It was reported that most of the Performance Indicators (PIs) were on target or only slightly off target. There were 4 of the 47 PIs off target and these were discussed in more detail. With regard to CdHS4, the number of private sector dwellings vacant for more than 6 months, the members asked for more information about work done to bring empty properties back in to occupation, and any relationship with work done by the council tax service on the district's tax base. It was agreed that more detail would be provided in future reports to Services and Resources Overview Committees.

The number of missed assisted collections was also discussed and it was advised that there seemed to be a high number of reports of missed collections. It was also noted that the new tender for the waste contractor was progressing.

Members noted that the PI's off target were mainly due to a shortage of available staff and discussed the effect of the forthcoming Unitary Council on recruiting and retaining staff. There was also some concern that the Unitary process was particularly taking up senior officer time and impact on those staff in having to work on the new Council set up and maintain current services.

RECOMMENDED TO CABINET

1. To note the performance reports.
2. To request a report for Services Overview and Resources Overview Committees regarding empty properties in the District and what steps were being taken to bring properties into occupation.

14 CAPITAL AND R&R OUTTURN REPORT 2018/19

There was a requirement to present an annual report on the Capital and Repairs & Renewals budget each year. In appendix A it could be seen that some projects were being carried forward, including work to reduce fire risks at King George V House. It was asked why this hadn't been completed within the present year but it was advised that these were a two year programme and were well on track to complete in the current year.

With regard to Mill Bridge it was noted that there wasn't a need to carry out extensive work as originally assumed. The parking changes at King George V House had not proceeded as Members hadn't considered the project to be value for money.

There was a general request for future reports to be accompanied by a more extended written narrative to explain the issues and give context to projects. The delays to the maintenance programme had not been due to the unitary work as the work was being undertaken by the facilities contractor.

It was noted that the budget had not been spent on public conveniences and there was a request for the work to be done before the unitary council.

RECOMMENDED TO CABINET

That the 2018/19 capital and repairs & renewals outturn position be noted.

To agree to carry forward the capital and repairs & renewals budgets to 2019/20.

15 TREASURY MANAGEMENT - ANNUAL REPORT 2018/19

A report was required under the code of practise. Members were asked to note that there had been no additional new borrowing. The average rate of return was 1.9% which was better than expected when the budget was set the year before.

RECOMMENDED TO CABINET

That the Treasury Management performance for 2018/19 be noted as required by the Code of Practice on Treasury Management.

16 STATUTORY GUIDANCE ON OVERVIEW AND SCRUTINY FUNCTIONS

It was advised that the Ministry of Housing, Communities and Local Government had produced a statutory guidance document on overview and scrutiny that would be taken into account when designing the overview and scrutiny arrangements for the new unitary District Council.

RECOMMENDATION TO CABINET

That the Guidance be noted.

The meeting ended at 7.28 pm

CHILTERN DISTRICT COUNCIL

MINUTES of the Meeting of the **PLANNING COMMITTEE** held on **27 JUNE 2019**

PRESENT: Councillor D Phillips - Chairman
" M Titterington - Vice Chairman

Councillors: J Gladwin
M Harrold
P Jones
J MacBean
N Rose
J Waters
C Wertheim

APOLOGIES FOR ABSENCE were received from Councillors J Burton, C Jones, S Patel and J Rush

ALSO IN ATTENDANCE: Councillor A Bacon

69 MINUTES

The Minutes of the meeting of the Planning Committee held on 10 June 2019, copies of which had been previously circulated, were approved by the Committee and signed by the Chairman as a correct record.

70 DECLARATIONS OF INTEREST

There were no declarations of interest.

71 DEFERRED APPLICATIONS

Application reference PL/18/3577/FA

Stable Farm, Amersham Road, Chalfont St Peter SL9 0PX

RESOLVED

Conditional Permission, subject to the Conditions and Informatives set out in the original report, with the Approved Plans Condition (No. 15) altered to reflect the amended drawing numbers plus an additional reference to car ports in Condition 6. Members also requested an additional informative

referring to the protection of the River Misbourne. Decision delegated to the Head of Planning & Economic Development.

Application reference PL/18/4466/FA

Chiltern Hills Academy, Chartridge Lane, Chesham

Officers advised Members of the need to make minor amendments to some of the proposed Conditions including adding reference to "hereby permitted" for consistency purposes.

RESOLVED

Defer minded to approve – subject to the approval of satisfactory materials for cladding the Store. Decision delegated to the Head of Planning and Economic Development in consultation with the Chairman of the Planning Committee and the local Ward Member and subject to the conditions in the report as amended by the Head of Planning and Economic Development. If no agreement is reached, the application to be brought back to a future Planning Committee for consideration.

72 ITEMS FOR NOTING

RESOLVED -

That the reports be noted.

73 REPORT ON MAIN LIST OF APPLICATIONS

RESOLVED -

- 1. That the planning applications be determined in the manner indicated below.**
- 2. That the Head of Planning and Economic Development be authorised to include in the decision notices such Planning Conditions and reasons for approval, or reasons for refusal as appropriate, bearing in mind the recommendations in the officer's report and the Committee discussion.**

APPLICATIONS

PL/18/3540/FA

The Willows, 110 Chartridge Lane, Chesham,
Buckinghamshire, HP5 2RG

Speaking for the objectors, Susan Cross
Speaking as the local Member, Councillor Alan Bacon

RESOLVED

Conditional Permission with an additional condition that if there was any change of use of the Nursing Home the single storey building hereby permitted must be removed from the land.

PL/18/4879/FA

Chesham Service Station, Asheridge Road, Chesham,
Buckinghamshire, HP5 2NT

Speaking for Hivings Hill Residents Association and as an objector, Brenda Collins

RESOLVED

Permission Refused for the following reasons:

1. Loss of employment site contrary to Core Strategy Policy CS16.
2. No legal agreement for traffic management.
3. Mass/dominant structure and failure to integrate into the streetscene. Design and character of the area.
4. Parking shortfall
5. Lack of quality amenity space and proximity to road.

PL/19/0450/FA

212 Chartridge Lane, Chesham, Buckinghamshire, HP5
2SF

Speaking for the objectors, Anthony Mitchell
Speaking for the application, the agent, Benjamin Dakin
Speaking as the local Member, Councillor Alan Bacon

Officers advised Members that the Applicant had agreed to the proposed pre-commencement conditions.

RESOLVED

Permission Refused for the following reasons:

1. Flats out of keeping in this location/street scene. Bulk and scale of the building within the plot creating a cramped and overdeveloped appearance.
2. Outdoor amenity space for flats and dwellings is small and inadequate.
3. Dwelling on Plot 6 would be overbearing to No 210 Chartridge Lane and windows would overlook this neighbouring property.
4. Parking inadequate and contrived.
5. Distance to waste collection too far.
6. Access route inadequate (width).

Note: Councillor Alan Bacon left the meeting at 7.56 pm.

PL/19/0655/FA 55 Gladstone Road, Chesham, Buckinghamshire, HP5
3AD

Speaking for the objectors, Kevin Lynch

RESOLVED

Permission Refused for the following reasons:

1. Intensification of an access which has substandard visibility, resulting in highway danger.
2. Inadequate parking.
3. Inadequate turning provision for vehicles within the site.
4. Lack of quality amenity space,
5. Overlooking and impact on 53 and 55 Broad Street and
6. Inadequate bicycle and bin stores.

PL/19/1264/VRC

Woodchester, Woodchester Park, Knotty Green,
Buckinghamshire

Speaking for the Parish Council, Councillor Mike West

Speaking for the objectors, Andrew Hedges

Speaking for the application, the agent, Chetan Hirani

Officers advised Members that the Applicant had agreed to the proposed pre-commencement conditions.

Officers also advised Members that Informative 2 relating to Condition 3 would be amended to include reference to 1.25m below the surrounding natural ground level rather than referring to 0.25m. Also that an additional Informative would be added, to advise the applicant that the trees planted along the rear boundary do not comply with the previous condition requiring 8m high trees.

RESOLVED

Conditional Permission with amendments made to Informative 1 regarding trees and Informative 2 regarding ground levels.

The meeting ended at 8.47 pm

