

PLANNING COMMITTEE – 22 February 2018

REPORT OF THE OFFICERS

Background papers, if any, will be specified at the end of each item.

AGENDA ITEM NO. 5

- 5 CH/2014/0018/FA (*Case Officer: Kirstie Elliot*)
Two storey side extension with basement level (part retrospective)
Windmill Farm, Windmill Hill, Coleshill, Amersham, Buckinghamshire, HP7 0LZ

Matter for consideration

- 5.1 This planning application was first reported to the Planning Committee on 3rd April 2014 with the recommendation to "*Defer to grant conditional permission subject to advertising the application as a departure from the Development Plan and following the completion of a Legal Agreement to cover the points set out in the report. Decision delegated to the Head of Sustainable Development*". The original Committee report is attached as **Appendix FP.1**
- 5.2 Negotiations then commenced between the applicant's solicitor and the Council's solicitor in respect of the Heads of Terms of the Legal Agreement. However by the summer of 2014 the Legal Agreement remained in dispute. As such, the application was referred back to the Planning Committee on 28th August 2014 with the recommendation that '*Members delegate the Head of Sustainable Development to refuse planning permission for the reasons set out below if the Legal Agreement has not been completed by 12th September 2014 in accordance with the original Heads of Terms. In the event of an appeal, the Head of Sustainable Development in consultation with the Head of Legal Services negotiate and enter into any Legal Agreement that is considered necessary to secure an appropriate form of development*'. This committee report is Attached as **Appendix FP.2**. The Legal Agreement was not completed by the 12th September 2014 and the application remains undetermined.
- 5.3 In August 2017 it was brought to the attention of the Council that building works had commenced at the property. A site visit confirmed that the two storey extension the subject of the undetermined planning application was being constructed to the east side of the dwelling, with the owner's understanding that the Heads of Terms of the Legal Agreement had been agreed in principle. As such, it is therefore necessary to refer the matter back to the Planning Committee to obtain delegated authority in order for the Legal Agreement to be completed and the planning permission to be granted following the completion of the legal agreement.

RECOMMENDATION

Members delegate to Director of Services, in consultation with the Head of Legal Services, to complete the Legal Agreement and to grant conditional planning permission.

(Background papers: None)

AGENDA ITEM No. 6

ITEMS FOR NOTING

6.1 APPEAL DECISIONS

CH/2016/2332/FA – Installation of four dormer windows and single roof light to front roof slope, Victoria House, Victoria Road, **Chesham**

Officer Recommendation: Refuse Permission

Appeal Decision: Appeal Dismissed (26.01.2018)

CH/2016/2334/FA – Installation of two dormer windows and single roof light to front roof slope, Victoria House, Victoria Road, **Chesham**

Officer Recommendation: Refuse Permission

Appeal Decision: Appeal Dismissed (26.01.2018)

CH/2016/2407/FA – Change of use of farm land for the stationing of 3 no. timber and canvas lodges for tourist accommodation, formation of track hardstanding and turning area, Hazeldene Farm, Asheridge Road, **Asheridge**

Officer Recommendation: Refuse Permission

Committee Decision: Refuse Permission

Appeal Decision: Appeal Dismissed (15.01.2018)

CH/2017/0402/FA – Proposed development of a stable building replacing existing field shelter, Land To The Rear Of Chiltern Road, **Ballinger**

Officer Recommendation: Conditional Permission

Committee Decision: Refuse Permission

Appeal Decision: Appeal Allowed (15.01.2018)

CH/2017/0838/FA - Demolition of existing single garage and erection of a pair of semi detached houses served by access from broombarn lane, The Green Man Public House, 2 High Street, **Prestwood**

Officer Recommendation: Conditional Permission

Committee Decision: Refuse Permission

Appeal Decision: Appeal Dismissed (17.01.2018)

CH/2017/0907/FA - Part single, part first floor and two storey front side rear extensions, replacement roof, Crawshays Cottage, Lee Clump Farm, Princes Lane, **Lee Common**

Officer Recommendation: Conditional Permission

Committee Decision: Refuse Permission

Appeal Decision: Appeal Dismissed (29.01.2018)

CH/2017/1063/FA - Erection of two semi-detached dwellings to the rear of Little Southlands, Little Southlands, Gold Hill North, **Chalfont St Peter**

Appeal Decision: Appeal Allowed (25.01.2018)

CH/2017/1362/FA - Single storey side/rear extension and front porch extension, 51 Chessfield Park, **Little Chalfont**

Officer Recommendation: Refuse Permission

Appeal Decision: Appeal Allowed (29.01.2018)

6.2 PERMISSION/PRIOR APPROVAL NOT REQUIRED

CH/2017/2006/FA - External alterations and conversion of existing games room into area for the parking of 3 vehicles, Chalfont Manor (Formally Chalfont Lodge), Nightingales Lane, **Little Chalfont**

6.3 WITHDRAWN APPLICATIONS

CH/2017/1813/EU – Application for Certificate of Lawfulness for an Existing Use relating to the use of Chiltern Equine Centre as a veterinary clinic (Use Sui Generis), Model Farm, Gorelands Lane, Chalfont St Giles

CH/2017/2185/FA - Demolition of existing buildings, erection of two-storey community centre, alteration to existing access, formation of new vehicular access and provision of cycle parking, car park, bin stores, boundary treatment and landscaping, Little Chalfont Village Hall, Cokes Lane, **Little Chalfont**

CH/2017/2277/FA - Two storey side rear extension, raised roof ridge height with velux windows to facilitate habitable accommodation in roofspace, first floor front bay windows, render finish to whole building (Amendment to Approval CH/2017/0328/FA), Westbrook, Village Road, **Little Missenden**

CH/2017/2328/FA - Single storey rear extension, additional rooflight to South West elevation, 181 Amersham Way, **Little Chalfont**

6.4 INFORMATION REGARDING PLANNING APPLICATIONS TO BE DETERMINED

Appended for your consideration are lists of applications submitted under the Town and Country Planning Act, 1990, and the Planning [Listed Buildings and Conservation Areas] Act, 1990, together with a recommendation from the Head of Planning Services. The forms, plans, supporting documents and letters of representation relating to each application are available for inspection on Public Access on the Councils Website.

Background papers for each of these planning applications, unless otherwise stated, are the application form and related letters, statements and drawings, notices, papers, consultations, and any written representations and comments received.

Reports may be updated at the meeting if appropriate, for example, where responses from consultees or further letters of representation are received.

AGENDA ITEM No. 7

REPORTS ON MAIN LIST OF APPLICATIONS

AGENDA ITEM No. 8

REPORTS ON ALLEGED BREACHES OF PLANNING CONTROL APPLICATIONS

AGENDA ITEM No. 9

EXCLUSION OF THE PUBLIC

That under Section 100(A)(4) of the Local Government Act 1972 (as amended) the public be excluded from the meeting of the following item(s) of business on the grounds that they involve the likely disclosure of exempt information as defined in Part 1 of Schedule 12A of the Act
