

PLANNING COMMITTEE – 26 April 2018

REPORT OF THE OFFICERS

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

AGENDA ITEM No. 5

5 DEFERRED APPLICATIONS

5.1 **CH/2017/1824/FA** (Case Officer: Emma Showan)

DEMOLITION OF EXISTING HOUSE AND ERECTION OF THREE 5 BEDROOM HOUSES, SERVED BY EXISTING ACCESS

Rowanlinden, 70 Long Park, Chesham Bois, Buckinghamshire, HP6 5LF

MATTER FOR CONSIDERATION

5.2 Members will be aware that this planning application was heard by the Planning Committee at the meeting of 22nd February 2018. The original Case Officer's report is attached at *Appendix FP.01*.

5.3 The application was deferred to allow the applicant to submit amended plans in order to overcome Members' concerns in regards to the impact of the proposal on the character of the area and also the impact of the proposal on the amenities of the neighboring property, No. 66 Long Park.

5.4 These details have now been submitted. Officers consider this to be acceptable and the report sets out this reasoning in more detail.

PARISH COUNCIL

5.5 The amended plans do not address our previous objections. The siting of the three plots are still too close together and result in a cramped form of development which is not in keeping with the surrounding area. The proposals would result in overdevelopment and would erode the local character.

5.6 A major concern is the increase in traffic along the existing narrow access route and the resultant danger to road safety and walkers using the adjacent footpaths. As you are aware The Highway Authority also have concerns regarding the suitability of the private section of Long Park, as the access is of an inadequate width to serve additional vehicle movements and the visibility from the fork of the private road onto the main part of the private road is substandard.

REPRESENTATIONS

5.7 Seven letters of objection have been received which have been summarised as follows:

- Neither the content or the tone of the discussion at the Committee meeting was fully reflected in the minutes
- It seemed to onlookers that sever Councillors expressed important reservations which were wider than the narrow conclusion put forward by the Chair
- It appears that the developer is shoe-horning three houses into a portion of the plot which is inappropriate
- Houses are out of keeping with the local environment in terms of scale and proximity to one another

- Not in-keeping with the Established Residential Area of Special Character
- Poor access with no passing places and a junction with poor visibility
- Refuse/recycling service is problematic for existing properties
- No revised tree report
- Detrimental effect on the cost of the upkeep of the road
- Access for emergency vehicles will be difficult
- Additional vehicle movement will infringe on neighbouring property
- Need for affordable housing not 5 bedroom homes
- Overdevelopment
- No regard for local community

CONSULTATIONS

5.8 Buckinghamshire County Highways Authority: No additional comments made.

Building Control Officer: No comment.

District Tree and Landscape Officer: No additional comments made.

EVALUATION

5.9 **Principle of development**

No objections were previously raised in regards to the principle of development on the site.

Design/character and appearance

5.10 The amended plans have re-sited the three proposed dwellings further forward within the site so that the dwelling on Plot 1 would now sit in a comparable position to No. 66 Long Park. The front elevation of Plot 1 would be set slightly further to the rear of the front projection at No. 66 and the rear elevation would extend beyond the rear wall at No. 66 by 2 metres. The two dwellings on Plots 2 and 3 would be set stepped back from Plot 1, following the shape of the site. It is considered that this amended siting would integrate with the existing building line along this part of Long Park. Adequate spacing in accordance with the provisions of Local Plan Policy H11 would be retained between the proposed dwellings and the plot shapes and sizes too are considered to integrate with the other properties in the vicinity. The design of the dwellings has been amended to comprise integrated garage parking and the separate garage parking has been removed from the proposal. The removal of this front garaging has opened up the site and reduced the number of buildings on site which is of benefit. No objections were previously raised in regards to the appearance of the proposed dwellings and no new objections are raised now.

Neighbouring amenity

5.11 No objections were previously raised in regards to loss of neighbouring amenity. It remains that the first floor windows in the flank elevations will be obscure glazed while the amended siting of Plot 1 in relation to No. 66 is such that the proposal would have an improved impact on this neighbour, compared with the initial scheme. The dwelling on Plot 1 would now be better aligned to No. 66 and would remain set off the boundary, helping the proposal to appear less overbearing. In addition, the re-siting of the three dwellings further forward within the site has increased the spacing between these dwellings and the neighbours to the rear at The Grove, reducing the risk of intrusion further. Adequate gardens have been retained for future occupiers and there remains space within the site for bin storage.

Parking/highway implications

5.12 No objections were previously raised in regards to the proposed parking and access arrangements. It remains that adequate parking will be provided for on site. Meanwhile, in

regards to the proposed access, it was considered that as the access from the private section of Long Park to the main section of Long Park already serves more than three dwellings, the erection of an additional two properties would not lead to an intensification of the site to such an extent that there would be an adverse impact on the highway.

Trees

- 5.13 The District Tree and Landscape Officer has been re-consulted but no additional comments have been made.

Conclusion

- 5.14 Overall it is considered that the amended plans overcome the previous concerns raised by the Members in regards to the design and siting of the proposed dwellings.

Recommendation

Grant planning permission subject to the following conditions:

1. C108A - General Time Limit

2. Before any construction work commences on the site, details of the materials to be used for the external construction of the development hereby permitted, including the facing materials, roofing materials and surface materials for the paths and parking areas, shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in the approved materials.

Reason: To ensure that the external appearance of the development is not detrimental to the character of the locality, in accordance with policies GC1 and H3 of the Chiltern District Local Plan Adopted 1 September 1997 (including alterations adopted 29 May 2001) consolidated September 2007 and November 2011, and policy CS20 of the Core Strategy for Chiltern District (Adopted November 2011).

3. Prior to the commencement of any construction works on site, detailed plans, including cross sections as appropriate, showing the existing ground levels and the proposed slab and finished floor levels of the residential units hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. Such levels shall be shown in relation to a fixed datum point normally located outside the application site. Thereafter the development shall not be constructed other than as approved in relation to the fixed datum point.

Reason: To protect, as far as is possible, the character of the locality and the residential amenities of neighbouring properties, in accordance with policies GC1, GC3 and H3 of the Chiltern District Local Plan Adopted 1 September 1997 (including alterations adopted 29 May 2001) consolidated September 2007 and November 2011, and policy CS20 of the Core Strategy for Chiltern District (Adopted November 2011).

4. Prior to the occupation of the development hereby permitted, the access onto Long Park shall be laid out in accordance with the approved plans and visibility splays shall be provided on both sides of the access between a point 2.4 metres along the centre line of the access measured from the edge of the carriageway and a point 43 metres along the edge of the carriageway measured from the intersection of the centre line of the access. The area contained within the splays shall be kept free of any obstruction exceeding 0.6 metres in height above the nearside channel level of the carriageway.

Reason: in order to minimise danger, obstruction and inconvenience to users of the highway and of the development, and to provide adequate intervisibility between the access and the existing public highway for the safety and convenience of users of the highway and of the

access, in accordance with policies TR2 and TR3 of the Chiltern District Local Plan Adopted 1 September 1997 (including alterations adopted 29 May 2001) consolidated September 2007 and November 2011, and policies CS25 and CS26 of the Core Strategy for Chiltern District (Adopted November 2011).

5. The scheme for parking indicated on the submitted plans shall be laid out prior to the initial occupation of the development hereby permitted and those areas shall not thereafter be used for any other purpose.

Reason: To enable vehicles to park clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway, in accordance with policies TR2, TR3, TR11 and TR16 of the Chiltern District Local Plan Adopted 1 September 1997 (including alterations adopted 29 May 2001) consolidated September 2007 and November 2011, and policies CS25 and CS26 of the Core Strategy for Chiltern District (Adopted November 2011).

6. Prior to the occupation of the development hereby permitted, full details of the proposed boundary treatments for the site shall be submitted to and approved in writing by the Local Planning Authority. The approved boundary treatments shall then be erected/constructed prior to the occupation of the residential units hereby permitted.

Reason: To protect, as far as possible, the character of the locality and the amenities of neighbouring properties, in accordance with policies GC1, GC3 and H3 of the Chiltern District Local Plan Adopted 1 September 1997 (including alterations adopted 29 May 2001) consolidated September 2007 and November 2011, and policy CS20 of the Core Strategy for Chiltern District (Adopted November 2011).

7. Prior to the occupation of the development hereby permitted, full details of the proposed refuse and recycling bins shall be submitted to and approved in writing by the Local Planning Authority. The approved bin storage shall be provided in accordance with the approved plans.

Reason: To ensure that adequate bin stores are provided, in accordance with Policy GC3 of The Chiltern District Local Plan Adopted 1 September 1997 (including alterations adopted 29 May 2001) Consolidated September 2007 and November 2011.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order, with or without modification), no roof lights, windows/dormer windows other than those expressly authorised by this permission, shall be inserted or constructed at any time in the flank elevations of the properties hereby approved.

Reason: To protect the amenities and privacy of the adjoining properties, in accordance with policy GC3 of the Chiltern District Local Plan Adopted 1 September 1997 (including alterations adopted 29 May 2001) consolidated September 2007 and November 2011.

9. This permission is granted on condition that none of the trees or hedges on the site (other than those specified to be removed on the plans hereby approved), shall be felled, topped, lopped or uprooted without the prior approval in writing of the Local Planning Authority for a period of five years from the date of implementation of this permission. Furthermore, the existing soil levels around the boles of the trees so retained shall not be altered.

Reason: In order to maintain, as far as possible, the character of the locality.

10. No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping at a scale of not less than 1:500 which

shall include indications of all existing trees and hedgerows on the land, with details of those to be retained, and those to be felled being clearly specified.

Reason: In order to maintain, as far as possible, the character of the locality.

11. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In order to maintain, as far as possible, the character of the locality.

12. The flank windows on the proposed dwellings will remain obscurely glazed in accordance with the approved plans.

Reason: To protect the amenities and privacy of the adjoining properties, in accordance with policy GC3 of the Chiltern District Local Plan Adopted 1 September 1997 (including alterations adopted 29 May 2001) consolidated September 2007 and November 2011.

13. APO1 - Approved plans

Background papers: None

5.15 **CH/2017/2015/RC** (*Case Officer: Margaret Smith*)

PROPOSED ALTERATIONS TO PROVIDE ADDITIONAL CAR PARKING INCLUDING ADAPTATION OF EXISTING HIGHWAY VEHICULAR ENTRANCE, FORMATION OF NEW VEHICULAR EXIT AND ASSOCIATED WORKS

Chiltern District Council, King George V House, King George V Road, Amersham, HP6 5AW

MATTER FOR CONSIDERATION

5.16 Members will be aware that this planning application was heard by the Planning Committee at the meeting of 11th January 2018. The original Case Officer's report is attached at *Appendix FP.02*.

5.17 The application was deferred to allow the applicant to submit more details, specifically clarification that the disabled spaces can be adequately accessed without affecting the proposed layout, that the gap between space No. 8 and the "re-marked" bay is sufficient for vehicles to safely pass/manoeuvre, and where lost trees and planters would be replaced and that once those details are received, the application should be brought back to the Planning Committee.

5.18 These details have now been submitted. Officers consider this to be acceptable and the report sets out this reasoning in more detail.

EVALUATION

5.19 The applicant has now provided further information. Following the deferral by Members, two additional plans have been received that seek to address the concerns raised. The distance between the disabled parking spaces and the parking spaces to the north has been clarified as measuring 6 metres, to enable vehicles to manoeuvre into the spaces and an additional gap of 1.2 metres is proposed between the proposed disabled spaces, which is the distance stipulated in the Parking and Manoeuvring Standards set out in the Transport chapter of the adopted Local Plan to enable disabled drivers and/or passengers to satisfactorily enter and

exit vehicles using wheelchairs, when necessary.

- 5.20 The gap between space no. 8 and the retained space immediately to the north would be 4 metres and the gap between the re-marked bay to the west and space no. 8 would be 6.4 metres and the gap between that re-marked bay and the pavement would be 3.5 metres. White lines would be hatched as shown on the submitting layout to preclude parking to the west of space no. 8. Consequently, the tightest gap would be 3.5 metres between that proposed re-marked bay and the pavement but that would exceed the 2.5 metres minimum width in order to account for the slight turn that would be needed by vehicles travelling past these spaces.
- 5.21 These amended proposals now include the proposed planting of two additional standard sized trees between the proposed spaces 13 and 14, and between spaces 20 and 21. A 0.6 metre gap is proposed between these spaces in order to enable sufficient space for those trees to be planted 'beyond' the area in which doors would be opened so that they would be less likely to be damaged. These proposed trees would help mitigate against the loss of the existing trees in this part of the car park. Two standard sized trees are also now proposed to be planted either side of the proposed exit barrier, outside the visibility splays, and that would be of benefit to the character of the area, as they would also be visible from vantage points beyond the Council's premises.

CONCLUSIONS

- 5.22 It is considered that these amended proposals satisfactorily clarify and address the matters for which the application was deferred from the previous Planning Committee meeting and the additional landscaping would provide added benefit to visual amenity.

Recommendation

Resolve to recommend Council to approve own development on the basis of the amended details.

Background papers: None

AGENDA ITEM No. 6

6 ENFORCEMENT NOTICE 1994/0687/EN (*Case Officer: Kirste Elliot*)

Without planning permission, change of use of the Mushroom Farm building from agricultural use to use for business, for general industrial, warehouse and storage use falling with use class B1, B2 and B8.

ENFORCEMENT NOTICE 1994/0688/EN

Breach of Condition 5 (none of the dwellings hereby permitted shall be occupied until the existing mushroom farm building has been demolished and all resulting debris removed from the site) of Planning Application 91/0035/CH, in that one of the detached houses has been erected and is occupied, without steps being taken for the demolition of the existing mushroom farm building.

Land at Owlets, Old Farm Lane, London Road East, Amersham (Previously known as Land at Westrow Mushroom Farm, London Road East)

MATTER FOR CONSIDERATION

6.1 The Council has received a formal request for withdrawal of two enforcement notices (references: 1994/0687/EN and 1994/0688/EN) relating to land at Owlets, Old Farm Lane, London Road East, Amersham which formed part of the site previously known as Land at Westrow Mushroom Farm, London Road East. The request is made on the basis that the requirements of the notices have been complied with. The purpose of this report is to formally consider that request.

6.2 A copy of the enforcement notices and site location plan are attached at *Appendix FP.03*.

RELEVANT PLANNING HISTORY

6.3 CH/1991/0035/OA - Demolition of existing mushroom farm buildings and erection of 2 detached houses and garages and two detached bungalows and garages. Refused, appeal allowed and permission granted subject to conditions. Condition 5 of this permission states:

6.4 'None of the dwellings hereby permitted shall be occupied until the existing mushroom farm building has been demolished and all resulting debris removed from the site.'

6.5 CH/1991/1494/DE - Demolition of existing mushroom farm buildings, erection of two detached houses and garages, two detached bungalows and garages and alterations to existing access (details pursuant to planning permission 91/0035/CH) Conditional permission, implemented.

6.6 CH/1992/0699/FA - Retention of detached house and detached domestic double garage and games room (amendment to planning approval 91/1494/CH) Conditional permission. (This permission relates to the house known as 'Owletts')

6.7 The detached house was completed and became occupied in breach of condition 5 of planning permission CH/1991/0035/OA. In addition, the mushroom farm building remaining on the site and the subject of the condition had been the subject of an unauthorised material change of use for business/general industrial/warehouse and storage purposes. As such, the following enforcement notices were issued on 05 August 1994:

1994/00687/EN

6.8 Alleged breach: Without planning permission, change of use of the Mushroom Farm building shown hatched red on the attached plan from agricultural use to use for business, for general industrial, warehouse and storage use falling within use class B1, B2 and B8 of The Town and Country Planning (Use Classes) Order 1987.

6.9 Requirements: (i) cease the use of the site for business, general industrial, warehouse and storage purposes (ii) remove from the site and equipment, machinery article or other thing brought on to the site in connection with any business, general industrial, warehouse and storage purposes the subject of this enforcement notice.

6.10 Time for compliance: 9 months

1994/0688/EN

6.11 Alleged breach: It appears to the Council that Condition 5 of planning application 91/0035/CH dated 7th January 1991 has not been complied with, in that one of the detached houses has been erected and is occupied, without steps being taken for the demolition of the existing mushroom farm building.

- 6.12 Requirements: (i) demolish the mushroom building shown hatched red on the attached plan (ii) remove all resulting debris from the site.
- 6.13 Time for compliance: 9 months
- 6.14 The notices were upheld at a subsequent appeal (ref: T/APP/C/94/X0415/635515-6/P6 dated 28 April 1995) subject to variation of the time for compliance from 9 to 12 months.
- 6.15 CH/1996/0646/FA - Demolition of industrial building, re-contouring of spoil heap and erection of detached bungalow and house and two detached double garages and accesses. Conditional permission, implemented.
- 6.16 CH/1996/1085/FA - Erection of detached house and double garage served by new access (amendment to siting approved under reference 96/0646/CH) Conditional permission, implemented.

TOWN/PARISH COUNCIL

- 6.17 N/A

REPRESENTATIONS

- 6.18 An application form requesting the withdrawal of extant Enforcement Notices 1994/0687/EN and 1994/0688/EN has been submitted. No further comments relating to this matter have been provided.

CONSULTATIONS

- 6.19 N/A

POLICIES

- 6.20 N/A

ISSUES

- 6.21 Section 173A of the Town and Country Planning Act 1990 provides Local Planning Authorities the power to withdraw an enforcement notice issued by them. Enforcement notices are a charge on the land to which they relate. The withdrawal of the notice allows the removal of the land charge.
- 6.22 Where it becomes evident that an enforcement notice is no longer relevant because the notice has been complied with and the breach is unlikely to occur again, it is prudent to withdraw the enforcement notice.
- 6.23 Council records show that the dwellings permitted by virtue of planning permissions (references CH/1996/0646/FA and CH/1996/1085/FA) have been erected and are occupied. These dwellings are known as Meadow Hythe Lodge and Rowan House and are located on the area of the Westrow Mushroom Farm site formerly occupied by the mushroom farm building the subject of condition 5 of the 1991 planning permission for the redevelopment of the entire site. For the avoidance of any doubt, the mushroom farm building has been demolished in compliance with enforcement notice 1994/0688/EN and as the building no longer exists and has been replaced with housing, the requirements of enforcement notice 1994/0687/EN have also been complied with. By reason the site has been redevelopment it is not considered likely that the breaches of the planning control the subject of the enforcement notices will recur in the future. As such, it is hereby recommended that the enforcement notices be withdrawn and the legal charges removed from the land.

- 6.24 The following recommendation is made having regard to the above and also to the content of the Human Rights Act 1998.

Recommendation

The Planning Committee authorises the withdrawal of enforcement notice(s) 1994/0684/EN and 1994/0688/EN issued on 05/04/1994.

Background papers: None

AGENDA ITEM No. 7

7 ENFORCEMENT NOTICE 1998/0826/EN (Case Officer: Suleman Uddin)

Without planning permission, a material change of use of a two storey building from ancillary storage purposes in connection with the shop use at 67 Woodside Road to residential use.

Land and Buildings at 67 Woodside Road, Amersham, Buckinghamshire

MATTER FOR CONSIDERATION

- 7.1 The Council has received a formal request for withdrawal of an enforcement notice (ref: 98/0826/EN) relating to land at 67 Woodside Road, Amersham HP6 6AA. The request is made on the basis that planning permission was granted for the development the subject of the enforcement notice and consequently the notice ceases to have effect where inconsistent with that planning permission. The purpose of this report is to formally consider that request.

- 7.2 A site location plan and copy of the enforcement notice are attached at *Appendix FP.04*.

RELEVANT PLANNING HISTORY

- 7.3 CH/1996/0186/FA - Demolition of a single storey storage building and erection of a two storey storage building at rear of site for use ancillary to shop. Conditional permission. Condition 3 states:
- 7.4 'The building hereby permitted shall only be used for ancillary storage purposes in connection with the shop use at 67 Woodside Road and for no other purposes without prior written consent of the Local Planning Authority.'
- 7.5 The planning permission was implemented and the two storey outbuilding was subsequently converted into residential accommodation.
- 7.6 CH/1998/1533/FA - Change of use of first floor flat to ancillary storage area for shop and change of use of detached two storey building from ancillary storage to dwelling house. Permission refused.
- 7.7 Following refusal of planning application CH/1998/1533/FA, the following enforcement notice was issued on 5th February 1999:

98/0826/EN

- 7.8 Alleged breach: Without planning permission, a material change of use of two storey building shown hatched red on the attached plan from ancillary residential storage purposes in connection with the shop use at 67 Woodside Road to residential use.
- 7.9 Requirements: (i) cease the use of the building shown hatched red on the attached plan for residential use.
- 7.10 Time for compliance: 6 months
- 7.11 The enforcement notice was appealed with the appeal being dismissed and the enforcement notice upheld by the Planning Inspector (decision issued December 1999, appeal ref: T/APP/X0415/C/99/1020434).
- 7.12 Although the Inspector dismissed the appeal and upheld the enforcement notice, he did not support the Council's criticisms of the development as specified in the reasons for the enforcement notice relating to the position of the flats behind the shops, the lack of adequate amenity space and cramped location. The applicant therefore submitted the following planning application to overcome the issues the Inspector did raise (car parking).
- 7.13 CH/2000/0762/FA -Change of use of first floor flat to provide extension to ground floor retail facilities and retention of use of detached two storey building as two independent residential units. Conditional permission, condition 1 states:
- 7.14 'Within 6 months of the date of this permission, the residential accommodation above the existing shop at 67 Woodside Road shall cease. The first floor accommodation above the existing shop at 67 Woodside Road shall thereafter only be used for purposes in connection with and ancillary to the retail use of that ground floor premises and for no other purposes. For the avoidance of any doubt the first floor shall not be used to provide any ancillary residential accommodation.-Reason: To prevent the intensification of the use of the overall site and provision of a further independent planning unit without corresponding parking provision which may cause danger and inconvenience to highway users'.

TOWN/PARISH COUNCIL

- 7.15 N/A

REPRESENTATIONS

- 7.16 An application form requesting the withdrawal of extant Enforcement Notice 98/0826/EN has been submitted. No further comments relating to this matter have been provided.

CONSULTATIONS

- 7.17 N/A

POLICIES

- 7.18 N/A

ISSUES

- 7.19 Section 173A of the Town and Country Planning Act 1990 provides Local Planning Authorities the power to withdraw an enforcement notice issued by them. Enforcement notices are a charge on the land to which they relate. The withdrawal of the notice allows the removal of the land charge.
- 7.20 Section 180 of the Town and Country Planning Act 1990 provides:
(1)Where, after the service of—

(a) a copy of an enforcement notice; or

(b) a breach of condition notice,

planning permission is granted for any development carried out before the grant of that permission, the notice shall cease to have effect so far as inconsistent with that permission.

7.21 Planning permission CH/2000/0762/FA was granted after the enforcement notice 98/0826/EN was issued and granted planning permission for the development (change of use of the two storey outbuilding for residential use) that had already been undertaken and which was the subject of the Enforcement Notice. In view of Section 180 of the 1990 Act, the enforcement notice therefore ceased to have effect following the grant of the 2000 planning permission and is no longer enforceable. As such, it is hereby recommended that the enforcement notice be withdrawn and the legal charge removed from the land.

7.22 The following recommendation is made having regard to the above and also to the content of the Human Rights Act 1998.

Recommendation

The Planning Committee authorises the withdrawal of enforcement notice 1998/0826/EN issued on 05/02/1999.

Background papers: None

AGENDA ITEM No. 8

8 ITEMS FOR NOTING

8.1 NEW PLANNING AND ENFORCEMENT APPEALS

2015/00071/AB - Appeal against Enforcement Notice alleging without planning permission, the change of use of the land and building from agriculture and/or forestry to use for residential purposes (Class C3) and associated operational development consisting of the alteration and extension the building to facilitate the unauthorised use, The Cottage, Woodlands Farm, Shire Lane, **Cholesbury**

8.2 APPEAL DECISIONS

2015/00182/AB - Appeal against without planning permission, the change of use from Public House (Class A4) to use as a single dwelling (Class C3) of the Town and Country Planning (Use Classes) Order 1987 (as amended). The Pheasant Inn Public House, Village Road, **Ballinger**
Appeal Allowed (26.02.2018)

CH/2017/0808/FA - Demolition and replacement of existing dwelling, single storey garage to side, Braeside, Burtons Lane, **Little Chalfont**

Officer Recommendation: Conditional Permission

Committee Decision - Conditional Permission

Appeal Dismissed (06.03.2018)

CH/2017/0846/FA - Re-development of site, 5 detached dwellings (4 with integral garages, 1 detached garage), associated hard landscaping, parking and creation of vehicular access, Land at and To The Rear Of 206 - 208 Chartridge Lane, **Chesham**

Officer Recommendation - Conditional Permission

Committee Decision - Refuse Permission

Appeal Allowed (23.03.2018)

CH/2017/1024/FA - Single storey front, side and rear extension with accommodation in roof space and incorporated basement and porch (amendment to planning permission CH/2012/1143/FA - allowed at appeal) (Retrospective), 34 First Avenue, **Amersham**
Officer Recommendation - Conditional Permission
Committee Decision - Conditional Permission
Appeal Allowed (27.02.2018)

CH/2017/1236/FA - Single storey side extension, single storey rear extension, front porch extension, raised roof to create first floor accommodation, front link extension with integral garage with upper store/workshop and alterations, Rivendell, Marriotts Avenue, **South Heath**
Officer Recommendation - Conditional Permission
Committee Decision - Refuse Permission
Appeal Dismissed (05.04.2018)

CH/2017/1485/FA - Demolition of existing garage and erection of two storey detached dwelling and cycle shed, Summerlands, 17 South Road, **Amersham**
Officer Recommendation - Conditional Permission
Committee Decision - Refuse Permission
Appeal Dismissed (06.03.2018)

8.3 **PERMISSION/PRIOR APPROVAL NOT REQUIRED**

CH/2018/0010/PNO - Prior Notification under Class O of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 - Change of Use from office (Use Class B1(a)) to two residential units (Use Class C3), 31A Hill Avenue, **Amersham**

CH/2018/0058/PNDS - Prior Notification under Class P of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 - Change of Use of second floor from storage or distribution (Use Class B8) to two residential units (Use Class C3), Second Floor, Churchfield House, Churchfield Road, **Chalfont St Peter**

CH/2018/0101/PNO - Prior Notification under Class O of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 - Change of Use from office (Use Class B1(a)) to eight residential units (Use Class C3), Cairn House, Elgiva Lane, **Chesham**

CH/2018/0160/PNO - Prior Notification under Class O of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 - Change of Use from office (Use Class B1(a)) to four residential units (Use Class C3), IDC House, The Vale, **Chalfont St Peter**

CH/2018/0161/PNE - Notification of proposed single storey rear extension; depth extending from the original rear wall of 3.32 metres, a maximum height of 2.95 metres and a maximum eaves height of 2.95 metres, 27 Narcot Road, **Chalfont St Giles**

CH/2018/0187/PNE - Notification of proposed single storey rear extension; depth extending from the original rear wall of 8 metres, a maximum height of 3 metres and a maximum eaves height of 3 metres, Carlotta, 45 Lower Road, **Chalfont St Peter**

CH/2018/0280/PNE - Notification of proposed single storey rear extension; depth extending

from the original rear wall of 4.05 metres, a maximum height of 3.57metres and a maximum eaves height of 2.25 metres, 47 Lye Green Road, **Chesham**

CH/2018/0346/PNE - Notification of proposed single storey rear extension; depth extending from the original rear wall of 4.8 metres, a maximum height of 3.85metres and a maximum eaves height of 2.45 metres, 3 Long Meadow, **Chesham**

8.4 **WITHDRAWN APPLICATIONS**

CH/2017/1769/FA - Part two storey part single storey front, side and rear extension, increased ridge height and replacement roof, conversion of garage to habitable accommodation, external insulation to rendered areas, Kirkwall, 8 Highlands Lane, **Chalfont St Peter**

CH/2017/1902/FA - Construction of an agricultural building with associated access track, Land Off Paddock Way, Paddock Way, Ashley Green, **Chesham**

CH/2017/2205/FA - Single storey side extension and increase in ridge height to allow first floor front and side extensions and rear Juliette balconies, Felstead, 52 Nortoft Road, **Chalfont St Peter**

CH/2018/0004/FA - Replacement dwelling with detached garage, Lavenders, Village Way, **Little Chalfont**

CH/2018/0146/FA - Side dormers and rear gable window to form loft conversion, removal of chimney stack, 12 Linfields, **Little Chalfont**

CH/2018/0155/FA - Detached garage, Kenway, Rushmere Lane, **Orchard Leigh**

CH/2018/0418/SA - Certificate of lawfulness for a proposed part two storey/ part single storey rear extension, single storey side extension and erection of a detached outbuilding, Salla Kee, Long Walk, Little Chalfont, **Chalfont St Giles**

CH/2018/0457/PNE - Notification of proposed single storey rear extension; depth extending from the original rear wall of 5.7 metres, a maximum height of 3.514metres and a maximum eaves height of 2.749 metres, Updown Cottage, 5 Dibden Hill, **Chalfont St Giles**

8.5 **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.

9 REPORTS ON MAIN LIST OF APPLICATIONS

AGENDA ITEM No. 9

AGENDA ITEM No. 10

10 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
