

AMERSHAM TOWN COUNCIL

DRAFT MINUTES OF A MEETING OF
THE PLANNING AND FOOTPATHS COMMITTEE
HELD ON MONDAY 10 JULY 2017

PRESENT:
Councillor Mrs J Cook (Chair)
Councillor C Morgan (Town Mayor)
Councillor M Flys
Councillor H Newton
Councillor Mrs A Lamont
Councillor N Shepherd

IN ATTENDANCE:
Councillor Mrs E Walsh (from 7.50pm)
Mrs E Richardson – Town Clerk - Finance & Policy
Two Members of the public (part meeting)

16. APOLOGIES:
Councillor Ms C Jones (Deputy Town Mayor)
Councillor Mrs D Kenchington
Councillor M Lacey

17. ABSENT:
Councillor R Jones

OPEN SESSION:

Two members of the public attended to give their comments on two different planning applications being considered during the meeting. Members were pleased to receive their very comprehensive reports and to listen to their concerns.

18. MINUTES:

It was Proposed – Councillor C Morgan
Seconded – Councillor H Newton

RESOLVED

The Minutes of the Planning and Footpaths Committee meeting held on 12 June 2017 be confirmed as a true record and signed by the Chairman.

19. MATTERS ARISING:

Cllr Shepherd was asked for an update on discussions with Cllr Martin Tett about the possibility of an official parking review. Cllr Shepherd suggested this item be added to the next Council Agenda for consideration for a Local Area Forum (LAF) fund application.

20. DECLARATIONS OF INTEREST:

Declarations of interest were declared as follows:

- Cllr Mrs A Lamont – CH/2017/1040/FA – Guidos Restaurant South Rd Amersham – personal interest declared as the owner of a nearby property.
- Cllr M Flys – CH/2017/1050/FA – 64 First Avenue Amersham – personal interest declared as a near neighbour.
- Cllr N Shepherd – CH/2017/1024/FA – 34 First Avenue Amersham – personal interest declared as a near neighbour

21. CHILTERN DISTRICT COUNCIL MATTERS:

Cllr Shepherd reported that the proposed multi-storey extension at the Amersham Station car park has now been approved.

22. BUCKINGHAMSHIRE COUNTY COUNCIL MATTERS:

There were no matters for discussion.

23. MATTERS FOR REPORT:

(i) Planning Appeals

CH/2017/0061/FA – Breyll Path 18 Green Lane Amersham – Part two storey part single storey rear extension and installation of dormer window to front. **APPEAL DISMISSED**

CH/2017/0041/FA – Acorns 27 Parkfield Avenue Amersham – Part two storey/part single storey side/rear extension – **APPEAL ALLOWED**

(ii) Planning Applications going to CDC Planning Committee

It was reported that the following applications will be considered at the CDC Planning Committee on 20th July 2017:

CH/2017/0464/FA – Woodley & Hart, 3-5 Station Road Amersham – Demolition of retail showroom and flat to facilitate construction of two blocks containing ten flats with associated parking and landscaping.

CH/2017/0932/FA – The Chequers Public House 51 London Rd West Amersham – Two storey rear extension providing bedrooms at first floor and function room at ground floor

CH/2017/0584/FA – Land at School Lane & Rectory Hill Amersham – Construction of a new single storey community hall, creation of new vehicular and pedestrian gated accesses from Rectory Hill with associated parking. After discussion, it was decided that an ATC Councillor should attend the meeting to speak on behalf of the Town Council's views on this application. Given that no members of the committee were available on the date of the meeting, it was suggested that Cllr Vivis or Cllr Grimson be asked to attend.

PLANNING APPLICATIONS: LISTS DATED 9th, 16th, 23rd & 30th JUNE (PLEASE SEE ATTACHED APPENDIX I)

The Meeting closed at 9.45pm

..... Chairman Date

CH/2017/0953/FA	4 York Close Amersham Buckinghamshire HP7 9HE	Single storey rear extension	<u>No comment (10.07.17.)</u>
CH/2017/0961/FA	Finches Farm Finch Lane Amersham Buckinghamshire HP7 9DS	Construction of a detached car port	<u>Discussed (10.07.17.)</u> Whilst Members have no objection in principle to the car port, they do have some concern, given the size of the proposed structure, on the possible detrimental impact within the Green Belt.
CH/2017/1007/HB	Shardeloes Missenden Road Amersham Buckinghamshire HP7 0RL	Roof repairs to main house	<u>No comment (10.07.17.)</u>
CH/2017/1009/FA	The Highlands 71 Station Road Amersham Buckinghamshire HP7 0AT	Amendments to planning permission CH/2015/0017/FA & CH/2016/0148/VRC relating to new side access and two new additional windows at ground level, raised walkway from the first floor rear extension to garden and minor re-positioning of garage, creation of revised driveway and landscaping	<u>No comment (10.07.17.)</u>
CH/2017/1051/FA	The Feeding House Raans Road Amersham Buckinghamshire HP6 6JP	Single storey side extension	<u>No comment (10.07.17.)</u>
CH/2017/1052/FA	75 Rickmansworth Road Amersham Buckinghamshire HP6 5JW	Residential development comprising six 1- bed flats and one 2-bed flat with associated parking, bin and cycle stores	<u>Recommend refusal (10.07.17.)</u> Members have concerns that a site which was previously the subject of a compulsory purchase order for a community car park is now being turned into an overbearing residential development, which will seriously impact on the amenity of nearby residents on Rickmansworth Road. There is also concern about the intensification of vehicular access on the spur road from Sycamore Road which is already the subject of increased vehicular movements resulting from the approved development of the old Iceland site.

CH/2017/1040/FA	Guidos Restaurant 1 South Road Amersham Buckinghamshire HP6 5LX	Demolition of existing building and construction of 1 x four bedroom detached dwelling with integral garage, 2 x four bedroom semi-detached dwellings with integral garages and 2 x three bedroom semi-detached dwellings	<p><u>Recommend refusal (10.07.17.)</u> <i>Cllr A Lamont declared a personal interest in this application as the owner of a nearby property.</i> Members see no reason to vary their comments from the previous application and still have concerns about the loss of community facility. The proposed dwellings are considered to be an overdevelopment of the site and not in keeping with existing dwellings in the vicinity.</p>
CH/2017/1081/FA	Springfield 90 Chestnut Lane Amersham Buckinghamshire HP6 6EE	Hipped to gabled roof extension, front and rear rooflights to facilitate habitable accommodation in roofspace, single storey front extension and internal alterations	<p><u>No comment (10.07.17.)</u></p>
CH/2017/1024/FA	34 First Avenue Amersham Buckinghamshire HP7 9BL	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)	<p><u>Recommend refusal (10.07.17.)</u> <i>(Cllr Shepherd declared a personal interest in this application as a near neighbour)</i> Members recommend refusal on the basis of impact on the street scene with the three levels of windows as opposed to the two level previously approved. It is noted that the basement level already built, using engineering bricks appears significantly larger than either the original or current plans and is out of keeping in the street scene and with the rest of the house. The porch appears unsightly and of poor design and seems to obscure light from the existing front window. There is concern that the glass porch structure may also not comply with current buildings regulations. There appears to be a drain pipe currently obscuring the existing front window. It was noted that the side window (in situ) bears no resemblance to the submitted plans. Members have great sympathy with nearby residents who have tolerated the impact of looking at a building site for the last three years whilst work has been carried out and Members therefore request that a condition be imposed demanding that the front garden is made good within 12 months of granting any</p>

			permission. There is also concern that the roof line and guttering will cross over the existing boundary with 33 First Avenue and Members request that any approval granted should respect existing boundaries.
CH/2017/1062/FA	Slade House 32 Chestnut Lane Amersham Buckinghamshire HP6 6EP	Part two storey part single storey front, side and rear extension	<u>No comment (10.07.17.)</u>
CH/2017/1050/FA	64 First Avenue Amersham Buckinghamshire HP7 9BJ	Part first floor/part single storey rear extension incorporating garage conversion and fenestration alteration	<u>Recommend refusal (10.07.17.)</u> <i>Cllr Flys declared a personal interest in this application as a near neighbour.</i> Members have concerns about the loss of parking provision resulting from the garage conversion. The parking arrangements delineated on the plans appear contrived and not practicable.
CH/2017/1084/FA	Land To The Rear Of 4 Sycamore Road Amersham Buckinghamshire HP6 5DT	Erection of 1 bed first floor flat to the rear of 4 Sycamore Road	<u>Recommend refusal (10.07.17.)</u> Members strongly oppose this application owing to the unacceptable loss of privacy for residents at Kerridge House, 42 Woodside Close. The proposals are considered an overdevelopment of the site and the design is out of keeping in the vicinity. The resultant intensification of use of the existing access is considered unacceptable, especially given that the planning conditions imposed for previous applications using the same access driveway have been disregarded and have been referred to Planning Enforcement. Members consider the manoeuvrability within the driveway is already at a minimum and this would be further compromised as a result of the proposed development.
CH/2017/1110/VRC	77 Woodside Road Amersham Buckinghamshire	Variation of condition 6 of planning permission CH/2016/2374/FA to allow a balcony addition to the front extension	<u>No comment (10.07.17.)</u>

CH/2017/1109/FA	34 Black Acre Close Amersham Buckinghamshire HP7 9EW	Rear dormer structure, front rooflight and gable end window to facilitate habitable accommodation in roofspace	<u>Recommend refusal (10.07.17.)</u> The proposals are considered to be an overdevelopment of the site and overbearing to the near neighbours.
CH/2017/1126/FA	43 Grimsdells Lane Amersham Buckinghamshire HP6 6HF	Single storey front extension, new dormer window to front roof slope, demolition of existing conservatory and lean-to store, replacement with flat roofed single storey rear extension with covered veranda, extension of existing flat roofed dormer, fenestration alterations, new door opening on side elevation and replacement hardstanding	<u>No comment (10.07.17.)</u>
CH/2017/1152/FA	30 Stanley Hill Avenue Amersham Buckinghamshire HP7 9BB	Two storey side/single storey rear extensions and conversion of existing garage into habitable accommodation	<u>No objection (10.07.17.)</u>
CH/2017/1129/FA	39 First Avenue Amersham Buckinghamshire HP7 9BL	Front porch, single storey rear extension with subterranean store underneath, decking and stairwell	<u>No objection (10.07.17.)</u>
CH/2017/1127/FA	Darling Cottage The Platt Amersham Buckinghamshire HP7 0HX	Detached dwelling with revised car parking layout with access from The Platt (part retrospective) (amendment to planning permission CH/2012/1644/FA (Appeal ref. APP/X0415/A/13/2200705)	<u>No comment (10.07.17.)</u>
CH/2017/1108/FA	Land at Woodrow Farm Cherry Lane Woodrow Buckinghamshire	Agricultural building for the storage of hay	<u>No comment (10.07.17.)</u>
CH/2017/1096/FA	Land To The Rear Of 56 - 58 Sycamore Road Amersham Buckinghamshire HP6 5DR	Erection of two flats with associated amenity space	<u>Recommend refusal (10.07.17.)</u> Members consider that the reasons for refusal of the previous application have not been fully addressed and consider that the proposals would detract from the viability of buildings fronting Sycamore Road