

AMERSHAM TOWN COUNCIL

MINUTES OF AN ON-LINE MEETING OF  
**THE PLANNING AND FOOTPATHS WORKING GROUP**  
HELD ON 24 OCTOBER 2022

PRESENT: Councillor H Maitland-Jones (Chair)  
Councillor M Roberts (Town Mayor)  
Councillor R Dineley  
Councillor M Dormer  
Councillor P Milliner  
Councillor S Woodhead

IN ATTENDANCE: Mr P Ryan – Administration Officer

43. APOLOGIES: Councillor C Jones (Vice Chair)  
Councillor E Shepherd

44. ABSENT NO APOLOGIES:  
Councillor J Keeler  
Councillor S Scott-James

45. DECLARATIONS OF INTEREST:  
There were no declarations of interest.

46. BUCKINGHAMSHIRE CHILTERN MATTERS:  
There were no Buckinghamshire Chiltern Matters arising.

47. PLANNING APPLICATIONS: LISTS DATED 30 SEPTEMBER, 7 & 14 OCTOBER 2022  
(Please see attached Appendix I)

48. LICENSES:  
There were no licenses for discussion.

49. MATTERS FOR REPORT:  
There were no matters for report.

The meeting closed at 9.00pm

..... Chairman ..... Date

Appendix I			
PL/22/3308/FA	1 Quarrendon Road Amersham Buckinghamshire HP7 9EB	Demolition of garage, erection of part single/part two storey rear extension, single storey side/front extension and changes to windows and doors	<u>No objection (24.10.2022)</u>
PL/22/3300/FA	The Trustees Of South Bucks RSPCA 47 Hill Avenue Amersham Buckinghamshire HP6 5BX	Ventilation/extract system with vertical discharge on rear elevation	<u>No objection (24.10.2022)</u> Subject to Buckinghamshire Council's Environmental department being satisfied with noise and pollution reports.
PL/22/3268/AV	27 The Broadway Amersham Buckinghamshire HP7 0HL	2 x internally illuminated fascia signs, 1 externally illuminated hanging sign and 1 internally illuminated menu case.	<u>No objection (24.10.2022)</u> Subject to signs being illuminated only during restaurant opening hours.
PL/22/3412/KA	25 Grimsdells Lane Amersham Buckinghamshire HP6 6HF	T1 - golden conifer - reduction by a third returning border to a hedge, T2 - laurel - reduction to tree level and removal of overhanging to public footpath (Weller Estate Conservation Area)	<u>No comment (24.10.2022)</u>
PL/22/3354/FA	Medea Rectory Hill Amersham Buckinghamshire HP6 5HB	Roof extension and alterations with front and rear dormers and rooflights. External wall insulation with render, new windows and timber shutters. Garage roof alterations and porch extension. Outbuilding with PV panels to roof.	<u>No objection (24.10.2022)</u>
PL/22/3350/HB	21 Whielden Street Amersham	Listed Building Consent for proposed demolition of single-	<u>No objection (24.10.2022)</u>

	Buckinghamshire HP7 0HU	storey rear extension and construction of single-storey rear extension, amendments to second floor bedroom ceiling to allow for an increase in height.	
PL/22/3349/FA	21 Whielden Street Amersham Buckinghamshire HP7 0HU	Demolition of single-storey rear extension and construction of single-storey rear extension, amendments to second floor bedroom ceiling to allow for an increase in height.	<u>No objection (24.10.2022)</u>
PL/22/3479/FA	Phlexglobal Ltd 62 The Broadway Amersham Buckinghamshire HP7 0HJ	Construction of 4No. balconies and changes to external appearance.	<u>Recommend refusal (24.10.2022)</u> Members considered the first-floor balconies unacceptable due to overlooking of neighbouring properties. Members also objected to the ground floor balconies due to the loss of 6 much needed car parking spaces.
PL/22/3474/FA	Chesford 112 Woodside Road Amersham Buckinghamshire HP6 6NL	Part two, part single storey rear extension, front porch extension and additional windows to side elevation	<u>No objection (24.10.2022)</u>
PL/22/3370/FA	The Maltings School Lane Amersham Buckinghamshire HP7 0ES	Change of use and redevelopment of site to provide 45 dwellings via 2 new detached buildings and conversion of existing buildings with some demolition, extensions, changes to doors and windows, refurbishment of 4 existing dwellings, with car parking, new landscaping and associated works.	<u>Recommend Refusal (24.10.2022)</u> Members praised many of the design elements, recognising that the application seeks to preserve the historical character of the listed buildings. Members also recognised the challenges of the conflicting pressures on the site. However, there were a number of serious concerns raised, which they felt needed to be resolved before the application should be approved. The concerns were as follows –  1. Block J is currently a continuous wall. The proposed rebuilding will break up the continuous wall and intrude into Pondwicks, overlooking and affecting the amenity and enjoyment of Pondwick Meadow. The plans also

			<p>appear to include an opening/gate and this should not be permitted for the same reasons.</p> <ol style="list-style-type: none"><li>2. Regarding waste management, the bin storage is too far from homes and won't get used. The documentation refers to private waste management but no details given as to how this would be funded or how it would be sustained.</li><li>3. Block Q has a hipped roof, out of keeping with the other properties.</li><li>4. Metal cladding referred to in the materials section is out of keeping with the conservation area and not a traditional material. Other examples given of metal cladding are outside the conservation area and therefore not relevant.</li><li>5. Regarding traffic, there is a narrow entry/exit and appears to be gated, which would cause delays and queues. This would cause difficulty for service vehicles eg fire services, removal vehicles. The documentation provided also makes reference to the designs making a reduction in traffic levels. As the land is not currently in use, any further development would increase traffic and the documentation should accurately reflect this.</li><li>6. Members felt strongly that there were insufficient parking spaces provided for the residents, let alone parking for guests, deliveries and service vehicles. The documentation makes reference to additional parking on the High Street, however this area is already considered overcrowded.</li><li>7. Also on parking spaces, the illustrations appear to show very small vehicles using the spaces, which they felt was unrealistic and inaccurate.</li><li>8. It was also noted that the only entry/exit point is onto Pondwicks, which is not wide enough for two lanes of traffic. Furthermore, this leads onto School Lane, between a very busy local school and a surgery. It was felt that the designs did not go far enough to mitigate traffic issues that this would cause, particularly at peak times.</li><li>9. There is a lack of affordable homes provided. Members</li></ol>
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			would like to be assured that any contribution received should be used within the Amersham vicinity.
PL/22/3371/HB	The Maltings School Lane Amersham Buckinghamshire HP7 0ES	Listed building consent for change of use and redevelopment of site to provide 45 dwellings via 2 new detached buildings and conversion of existing buildings with some demolition, extensions, changes to doors and windows, internal alterations, refurbishment of 4 existing dwellings, with car parking, new landscaping and associated works.	<p><u>Recommend Refusal (24.10.2022)</u></p> <p>Members praised many of the design elements, recognising that the application seeks to preserve the historical character of the listed buildings. Members also recognised the challenges of the conflicting pressures on the site. However, there were a number of serious concerns raised, which they felt needed to be resolved before the application should be approved. The concerns were as follows –</p> <ol style="list-style-type: none"> <li>1. Block J is currently a continuous wall. The proposed rebuilding will break up the continuous wall and intrude into Pondwicks, overlooking and affecting the amenity and enjoyment of Pondwick Meadow. The plans also appear to include an opening/gate and this should not be permitted for the same reasons.</li> <li>2. Regarding waste management, the bin storage is too far from homes and won't get used. The documentation refers to private waste management but no details given as to how this would be funded or how it would be sustained.</li> <li>3. Block Q has a hipped roof, out of keeping with the other properties.</li> <li>4. Metal cladding referred to in the materials section is out of keeping with the conservation area and not a traditional material. Other examples given of metal cladding are outside the conservation area and therefore not relevant.</li> <li>5. Regarding traffic, there is a narrow entry/exit and appears to be gated, which would cause delays and queues. This would cause difficulty for service vehicles eg fire services, removal vehicles.</li> </ol> <p>The documentation provided also makes reference the designs making a reduction in traffic levels. As the land is not currently in use, any further development would increase traffic and the documentation should accurately</p>

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PL/22/2833/FA	8 Park Road Amersham Buckinghamshire HP6 6LP	Vehicular access and hardstanding	<p><u>No objection (24.10.2022)</u></p> <p>Members had no objection, subject to approval from Buckinghamshire Council's Highways department.</p>