

AMERSHAM TOWN COUNCIL

MINUTES OF AN ON-LINE MEETING OF
THE PLANNING AND FOOTPATHS WORKING GROUP
HELD ON 26 JUNE 2023

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

IN ATTENDANCE: Councillor M Flys
Alice Offley, Cadent (Part-meeting)
Mr P Ryan – Administration Officer

1. APOLOGIES: Councillor C Jones (Vice Chair)
Councillor J Keeler

2. ABSENT NO APOLOGIES:
Councillor S Scott-James

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

4. OPEN SESSION
Members were shown plans for Cadent's pipe replacement project for Stanley by Alice Offley, Head of External Affairs, planned to take place July 2023.

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

6. PLANNING APPLICATIONS: LISTS DATED 2, 9 & 16 JUNE 2023
(Please see attached Appendix I)

7. VARIANCE APPLICATIONS UPDATE:
Members were notified of variance application decisions.

8. LICENSES:
There were no licenses to report.

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

The meeting closed at 8.30pm

..... Chairman Date

Appendix I

PL/23/1822/FA	Sovereign Heights First Avenue And Land To The Rear Of 37 To 47 Chequers Hill Amersham Buckinghamshire HP7 9BL	Demolition of existing Sovereign Heights property and provision of 6 two storey detached dwellings	<p><u>ATC Discussed (26.06.2023)</u></p> <p>Members repeated their comments from the previous application PL/22/3943/FA, as they felt their concerns had not been sufficiently addressed. These comments were, and still are as follows;</p> <p>Members raised concerns that the proposed parking spaces would be end-to-end, encouraging residents to park second vehicles onto the curb to still maintain access for both. At this particular site, it was felt that this would cause serious obstructions for emergency service vehicles as well as waste services and delivery vehicles which cannot be ignored.</p> <p>Members again repeated their concerns first raised with application PL/22/1756/FA, that the site access point would in effect be a staggered junction with Hundred Acres Lane, First Avenue and West Acres, being on a slope with restricted viewing, onto a congested area with pre-existing access issues.</p> <p>Members again commented that while the applicant had suggested sustainably sourced materials could be used, the application did not go far enough to confirm that these would indeed be used for the build.</p> <p>Additionally, members raised concerns that the development would have a major impact parking for residents of West Acres.</p>
PL/23/1797/FA	13 Roundwood Road Amersham Buckinghamshire HP6 6NA	Vehicular access and associated hardstanding to front garden.	<p><u>No objection (26.06.2023)</u></p> <p>Members recommended that the hardstanding should be of a permeable surface.</p>
PL/23/1777/FA	28 Stanley Hill Avenue Amersham Buckinghamshire HP7 9BB	Single storey rear, side and front extensions	<p><u>No comment (26.06.2023)</u></p>
PL/23/1758/FA	10 Deans Close Amersham Buckinghamshire HP6	New driveway in permeable material and new vehicular access and crossover including	<p><u>Recommend refusal (26.06.2023)</u></p> <p>Members noted the historic issues of parking along this road. While off-road parking may seem like an ideal solution, members raised a number of</p>

	6LW	dropped kerb.	<p>concerns as to why at this would not work at this particular location -</p> <p>The road width of Deans Close is very narrow. Access via the road would prevent two, or possibly three vehicles being able to park on the opposing side of the road, negatively impacting amenities for other residents.</p> <p>The disabled parking bay directly opposite the proposed would no longer be useable.</p> <p>Approving the application would set a precedent.</p>
PL/23/1728/FA	163 Woodside Road Amersham Buckinghamshire HP6 6NR	Two storey side and rear extension and roof conversion with the addition of a rear Juliet balcony and rooflights to the sides and front elevations	<p><u>Recommend refusal (26.06.2023)</u></p> <p>Members recommended refusal on the following grounds;</p> <ul style="list-style-type: none"> - The proposed extension would be more than double the size of the existing property. - The design was considered out of keeping with the area. - The Juliette balcony on the send floor rear would be overly intrusive to neighbouring properties.
PL/23/1653/FA	The Original Bedstead Company 42 The Broadway Amersham Buckinghamshire HP7 0HJ	Insertion of enlarged window to second floor gable to front elevation (retrospective)	<u>No objection (26.06.2023)</u>
PL/23/1654/HB	The Original Bedstead Company 42 The Broadway Amersham Buckinghamshire HP7 0HJ	Listed building consent for insertion of enlarged window to second floor gable to front elevation (retrospective)	<u>No objection (26.06.2023)</u>
PL/23/1572/HB	The Original Bedstead Company 42 The Broadway Amersham Buckinghamshire HP7 0HJ	Listed building consent for structural repairs to the roof timbers, installation of waterproof breather membrane and roof insulation and reroofing works (retrospective)	<u>No objection (26.06.2023)</u>
PL/23/1875/FA	St Martins 12 Highland Road Amersham Buckinghamshire HP7	Part single, part two storey rear extension (following demolition of existing rear	<u>No objection (26.06.2023)</u>

	9AU	conservatory), demolition of single storey side addition and shed on left flank wall, installation of roof-light to front roof slope, reconfiguration of main roof and provision of two dormers to rear elevation, installation of low profile photo voltaic panels to crown roof, construction of single storey front extension including porch, provision of pitched roof over existing garage and provision of external insulation with elastomeric render to all elevations	
PL/22/3370/FA	The Maltings School Lane Amersham Buckinghamshire HP7 OES	Change of use and redevelopment of site to provide 38 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.	<p><u>Discussed (26.06.2023)</u></p> <p>Members agreed that a number of issues had been sufficiently addressed, and were pleased with the new ratio of properties to allocated parking bays. However, still raised the following concerns -</p> <ol style="list-style-type: none"> 1. Regarding waste management, the bin storage is too far from homes and won't get used. The documentation refers to private waste management but not details given as to how this would be funded or how it would be sustained. 2. 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. 3. 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. 4. Members also raised concerns over the pressure the development would cause to the immediate local infrastructure (noting in particular

			St Mary's CofE School, and Rectory Hill Surgery). Members would like to know what the applicant could do to mitigate any issues they would face as a result of the development.
PL/22/3371/HB	The Maltings School Lane Amersham Buckinghamshire HP7 0ES	Change of use and redevelopment of site to provide 38 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.	<p><u>Discussed (26.06.2023)</u></p> <p>Members agreed that a number of issues had been sufficiently addressed, and were pleased with the new ratio of properties to allocated parking bays. However, still raised the following concerns -</p> <ol style="list-style-type: none"> 1. Regarding waste management, the bin storage is too far from homes and won't get used. The documentation refers to private waste management but not details given as to how this would be funded or how it would be sustained. 2. 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. 3. 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. 4. Members also raised concerns over the pressure the development would cause to the immediate local infrastructure (noting in particular St Mary's CofE School, and Rectory Hill Surgery). Members would like to know what the applicant could do to mitigate any issues they would face as a result of the development.

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