

AMERSHAM TOWN COUNCIL

MINUTES OF AN ON-LINE MEETING OF  
**THE PLANNING AND FOOTPATHS WORKING GROUP**  
HELD ON 30 JANUARY 2023

PRESENT: Councillor M Roberts (Town Mayor)  
Councillor R Dineley  
Councillor P Milliner  
Councillor E Shepherd

IN ATTENDANCE: Mr P Ryan – Administration Officer

72. APPOINTMENT OF CHAIR:

Councillor M Roberts put himself forward as the meeting chair.

Proposed: Councillor P Milliner

Seconded: Councillor R Dineley

73. APOLOGIES:

Councillor M Dormer

Councillor C Jones

Councillor J Keeler

Councillor H Maitland-Jones

Councillor S Woodhead

74. ABSENT NO APOLOGIES: Councillor S Scott-James

75. DECLARATIONS OF INTEREST:

There were no declarations of interest.

76. BUCKINGHAMSHIRE CHILTERN MATTERS:

Members discussed Buckinghamshire Council's Settlement Review.

77. PLANNING APPLICATIONS: LISTS DATED 6, 13 & 20 JANUARY 2023

(Please see attached Appendix I)

78. LICENSES:

There were no licenses for discussion.

79. MATTERS FOR REPORT:

Members were notified of variance of application decisions, whereby the Town Council had recommended refusal.

The meeting closed at 9.19pm

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

Appendix I

<p>PL/23/0049/KA</p>	<p>130B High Street Amersham Buckinghamshire HP7 0EE</p>	<p>G1 Yew - reduce all round by 20%, T1 Yew - reduce all round by 25%, T2 Ash - thin/reduce by 15% to contain and install a non invasive Cobra brace, T 4 and T5 Prunus and Apple - reduce by 15% (Amersham Conservation area)</p>	<p><u>No comment (30.01.2023)</u></p>
<p>PL/22/4396/FA</p>	<p>4 Grimsdells Corner Sycamore Road Amersham Buckinghamshire HP6 5EL</p>	<p>Demolition and redevelopment of garage site to erect a three-storey residential block comprising five apartments and the change of use of ground floor of existing building to two residential apartments with associated changes to windows and doors</p>	<p><u>Recommend refusal (30.01.2023)</u> Members repeated their comments from the previous application made in 2022 (application reference PL/22/2577/FA). Members recommended refusal due to insufficient parking facilities proposed, as well as what they felt was an overly imposing and overbearing development, due to the proximity to the road.</p>
<p>PL/22/4386/COND A</p>	<p>The Chiltern Pools Chiltern Avenue Amersham Buckinghamshire HP6 5AH</p>	<p>Approval of condition 15 part iv (verification plan) of planning permission PL/18/4593/RC (Demolition of existing buildings known as Chiltern Pools, Drake Hall, Chiltern Youth Centre and Amersham Library (excl. Annex and Barn Hall) and construction of a replacement two-storey (plus part-lower ground floor) leisure, sports and community building (Use Classes D1 and D2), including 25m swimming pool, diving pool, multipurpose sports hall, squash courts, climbing walls, spa, library,</p>	<p><u>No comment (30.01.2023)</u> Members commented that they are not experts in these matters, therefore defer to the Planning authority.</p>

		community hall, fitness and gym studios, nursery and dedicated external sports equipment including MUGA and play areas alongside associated external car parking, coach drop off, cycling provision, alterations to vehicular access and landscaping)	
PL/22/4372/HB	8 Highover Park Amersham Buckinghamshire HP7 0BN	Listed building consent for repair and replacement of windows and doors, repairs and refinishing of exterior and interior walls.	<u>No comment (30.01.2023)</u>
PL/22/4359/FA	10 First Avenue Amersham Buckinghamshire HP7 9BJ	Demolition of existing conservatory and construction of single storey side/rear extension, separate log store and balustrade.	<u>No comment (30.01.2023)</u>
PL/22/4351/FA	14 Little Reeves Avenue Amersham Buckinghamshire HP7 9JA	Part two, part single storey rear and side and single storey front extension	<u>No objection (30.01.2023)</u>
PL/22/4325/FA	36 Highfield Close Amersham Buckinghamshire HP6 6HG	Part two storey, part single storey rear extension, front dormer window, front porch canopy, conversion of garage to living space and new car parking space to rear with new vehicular access	<u>No objection (30.01.2023)</u> Provided dropped kerb is implemented for vehicular access.
PL/22/4330/FA	Brendon 12 Hyrons Lane Amersham Buckinghamshire HP6 5AS	Hip to gable roof extension including front and rear dormers	<u>Recommend refusal (30.01.2023)</u> Members considered the proposed to be out of keeping with the street scene, appearing too bulky, both in terms of mass and scale, noting that neighbouring properties were bungalows with hipped roofs. Members also raised concerns over insufficient parking on the site for the increased the number of bedrooms

			(and therefore potential occupancy), noting also that there would be no option to park on the single-track path leading to the house. Members would encourage the applicant to submit an application that would be of a more sympathetic and in keeping design.
PL/22/4327/FA	The Brambles 4 Chestnut Close Amersham Buckinghamshire HP6 6EQ	Part first floor extension, dormer extension and single storey porch and garage extension.	<u>No objection (30.01.2023)</u>
PL/22/4339/FA	27 Chestnut Lane Amersham Buckinghamshire HP6 6EN	Part single / part two storey side extension, new roof to existing single storey rear extension and changes to windows.	<u>No objection (30.01.2023)</u>
PL/22/4311/FA	15 Batchelors Way Amersham Buckinghamshire HP7 9AQ	Two storey rear and single storey side extensions, enlargement of existing front dormer and an additional window to first floor side elevation.	<u>No objection (30.01.2023)</u>
PL/22/4284/FA	41 Stanley Hill Avenue Amersham Buckinghamshire HP7 9BB	Single storey rear and side extension, insertion of new dormer and roof lights in existing roof slopes, new window to front elevation, replacement of rear first floor windows with doors and juliet balcony, and replacement roof to existing bay.	<u>No objection (30.01.2023)</u>
PL/22/4278/KA	6 Little Shardeloes Amersham Buckinghamshire HP7 0EF	Remove beech - (Amersham Old Town Conservation Area)	<u>No comment (30.01.2023)</u>
PL/22/4279/FA	Elizabeth Cottage 6 Grimsdells Lane Amersham Buckinghamshire HP6 6HE	Demolition of existing dwelling and outbuildings and erection of 2 dwellings with vehicular access, landscaping and rear patios with	<u>Recommend refusal (30.01.2023)</u> Members repeated their comments from the previous application in 2021 (application reference PL/21/2507/FA). Members recommended refusal on the following basis;

		raised terraces.	<ul style="list-style-type: none"> <li>- The proposed ridge height of both new dwellings would be higher than neighbouring properties.</li> <li>- The application would set a precedent for three storey houses in the area.</li> <li>- The first-floor balcony on Plot 1 would overlook onto property 4A.</li> <li>- The section of Grimsdells Lane is narrow and very close to Shortway. There were concerns that adding two driveways at this point could be hazardous.</li> <li>- Members also felt there was excessive loss of established trees.</li> </ul>
PL/22/4228/FA	3 Park Road Amersham Buckinghamshire HP6 6LP	Single storey front extension	<u>No comment (30.01.2023)</u>
PL/22/4203/FA	10 Quarrendon Road Amersham Buckinghamshire HP7 9EB	Side extension to existing front porch and replacement of gates with fence	<u>No comment (30.01.2023)</u>
PL/22/4195/TP	4 Windmill Wood Amersham Buckinghamshire HP6 5QY	T1 sycamore - crown reduce by approximately 2m, crown thin by approximately 10%; G1 blackthorn x2 - fell; T2 cherry - crown thin by approximately 10%; T3 maple - crown reduce by approximately 0.5-1m, crown thin by approximately 10%. (TPO/1972/009)	<u>No comment (30.01.2023)</u>
PL/22/4180/FA	10 Sycamore Road Amersham Buckinghamshire HP6 5DR	Rear extension and retention of ground floor retail accommodation and addition of first and second floor to provide 4 flats, external balcony at second floor level and terraces at first floor and external rear staircase	<u>Discussed (30.01.2023)</u> Members did consider the designs to be in keeping with the street scene, however, were concerned that the windows to the side of the proposed would preclude other developments of a similar nature in the future, and questioned whether an alternative should be submitted.

PL/22/4157/FA	9 Highland Road Amersham Buckinghamshire HP7 9AU	Part two storey / part single storey side extension, single storey front extension and first floor rear extension	<u>No objection (30.01.2023)</u>
PL/23/0099/KA	20 Elm Close Amersham Buckinghamshire HP6 5DD	Group of 3 Beech - remove (Elm Close Amersham-on-the-Hill Conservation Area)	<u>No comment (30.01.2023)</u>
PL/23/0094/FA	6 Eagle Close Amersham Buckinghamshire HP6 6TD	Single storey side and new porch extensions, demolition of existing garage	<u>No comment (30.01.2023)</u>
PL/23/0060/EIASR	Land North Of London Road East and South Of Stanley Hill Cemetery Amersham Buckinghamshire	EIA request for a formal Screening Opinion under Regulation 6 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (EIA Regulations) in relation to a development proposal for a 70-bed care home (Use Class C2), approximately 23 assisted living retirement units (Use Class C2), and approximately 77 age restricted units, including affordable provision (Use Class C3)	<u>Recommend EIA to be carried out (30.01.23)</u> Members recommend EIA to be carried out on the following grounds: <ol style="list-style-type: none"> <li>1. The site is IN GREENBELT, and adjacent to Chilterns AONB, and within/adjacent to the 12.8km zone of influence of the Chiltern Beechwoods SAC.</li> <li>2. EIA Guidance According to PARA 032 Ref: 4-032-20170728 - sites adjacent to are not exempt "the likely environmental effects of Schedule 2 development will often be such as to require an Environmental Impact Assessment if development is to be located in or close to sensitive sites."</li> <li>3. Other development in the vicinity (Bramble Lane) have been refused on the basis of being inappropriate development in the greenbelt.</li> <li>4. Other developments nearby (Bramble Lane / Old Farm Lane) suffer from adverse surface water flooding due to being developed rather than agricultural lane - as this site would be.</li> <li>5. Noise: the peace and enjoyment of cemetery and willow wood would be significantly disturbed by the development.</li> <li>6. The zone of influence of the Chiltern Beechwood SAC</li> </ol>

			<p>has not been considered.</p> <ol style="list-style-type: none"> <li>7. Traffic is often heavy and fast moving on A413 London Road East where the site would be accessed.</li> <li>8. The report notes that there *IS* an area of ancient and semi-natural woodland within the site.</li> <li>9. The report fails to mention listed heritage assets within 1km - it states there are none but there are - High &amp; Over and the Sun Houses, Chequers Pub, Ambers - so impact has not been addressed.</li> <li>10. The report states that they're not aware of major residential developments within 3km - but there are - Bucks College (Amersham campus) and the Maltings development - and indeed the recent large development in LC may even be within 3km.</li> </ol>
PL/23/0042/FA	4 Lincoln Park Amersham Buckinghamshire HP7 9EZ	Single storey rear extension	<u>No comment (30.01.2023)</u>
PL/23/0027/HB	94-104 High Street Amersham Buckinghamshire HP7 0ED	Listed building consent for maintenance works including repointing, venting of flues, plastering, removal of paint from stone window and door surrounds, venting of glazing and clearance of drainage channels.	<u>No comment (30.01.2023)</u>
PL/22/4419/FA	Woodside Junior School Mitchell Walk Amersham Buckinghamshire HP6 6NW	Reinstatement of school entrance from Plantation Road	<u>Recommend refusal (30.01.2023)</u> Members repeated many comments from the previous application made in 2022 (application reference PL/22/1410/SA). Members were strongly opposed the application on the following grounds; <ul style="list-style-type: none"> <li>- The application does not mention the need to widen the drop kerb (which would be required if access were to be widened to 4 metres).</li> <li>- Members questioned the intended use, commenting that the school already has an emergency exit for vehicles</li> </ul>

			<p>along Mitchell Walk.</p> <ul style="list-style-type: none"> <li>- Again, in questioning the intended use, members added that an asphalt path would not be required if the intended use were to be for emergency access only.</li> <li>- Members also commented that there is currently insufficient parking facilities along Plantation Road. If this path were to be in regular use as suspected, even for 'drop-offs' this access point could cause significant congestion issues. It was also noted that there is a bus stop on the opposing side of the road. For this reason it was felt that Bucks Highways department would need to investigate this further.</li> <li>- Lastly, as established trees are being removed in preparation for the works, and more are likely to be removed to improve both access and visibility, it was recommended that Bucks Council's Tree Officer should perform a site inspection also.</li> </ul>
PL/23/0150/FA	20 Meadow Drive Amersham Buckinghamshire HP6 6LB	Single storey rear extension	<u>No comment (30.01.2023)</u>
PL/23/0098/FA	119 Stanley Hill Amersham Buckinghamshire HP7 9HQ	Single storey front extension; first floor front extensions; 2 storey rear extension; loft conversion including new dormer window and rooflights; raising of roof by 400mm	<u>No objection (30.01.2023)</u>
PL/23/0071/FA	Field House 7 Little Shardeloes Amersham Buckinghamshire HP7 0EF	Demolition of existing dwelling and outbuilding and erection of replacement dwelling and detached store (amendment to planning permission PL/21/0771/FA)	<u>No objection (30.01.2023)</u>
PL/23/0061/FA	6 Chestnut Lane Amersham Buckinghamshire HP6 6EP	Single storey rear and side extensions	<u>No comment (30.01.2023)</u>



PL/22/4435/FA	17 Abrahams Close Amersham Buckinghamshire HP7 9FA	Single storey side extension and first floor rear extension.	<u>No objection (30.01.2023)</u>
PL/22/4368/PAHAS	Sunnymead 15 Grimsdells Lane Amersham Buckinghamshire HP6 6HF	Notification under The Town and Country Planning (General Permitted Development) Order 2015, Amendment to Part 1 of Schedule 2 Class AA for: additional storey to existing dwellinghouse (maximum height increase 1.73m)	<u>No comment (30.01.2023)</u>
PL/22/4223/FA	56 New Road Amersham Buckinghamshire HP6 6LH	Addition of front canopy, change of first floor external finish from pebble dash to rendering, addition of roof window (part retrospective)	<u>No comment (30.01.2023)</u>
PL/22/4118/TP	Tinkers Way 63 Copperkins Lane Amersham Buckinghamshire HP6 5RA	T4 oak x2 - crown raise over road and reduce on drive side by up to 2m, G1 ash/hawthorn - fell (CDC TPO 10 of 1991)	<u>No comment (30.01.2023)</u>