

**Minutes of a Meeting of the Planning Committee of Little Chalfont Parish Council
Held in the Village Hall on Tuesday 23 September at 7.30pm.**

Present: Cllr B Drew, Cllr C Gibbs, Cllr C Ingham (Chairman), Cllr D Marshall, Cllr G Smith, and Cllr A Tate

In attendance: Mrs J Mason, Clerk; M. Mason, Chairman, Village Society

- 1. Apologies for absence:** These were received from Cllr F Wilkinson and Cllr M Dale.
- 2. Minutes of the Planning Committee held on Tuesday 26 August 2008:**
These were approved as a correct record and signed by the Chairman.
- 3. Suspension of standing orders enabling members of the public to speak:**
It was not necessary to suspend standing orders.
- 4. Declarations of interest:** There were none to declare.
- 5. To consider the following applications:**

Application number and address	Summary of proposed Works	Little Chalfont Parish Council Recommendations
CH/2008/1502/FA 6 Westwood Close Little Chalfont Buckinghamshire HP6 6RP	Single storey side extension and garage conversion	Councillors expressed concern that this proposal might be an overdevelopment of the site. Councillors have not visited the site to measure what proportion of the garden would now be built over.
CH/2008/1489/FA Fairways Burtons Lane Little Chalfont, St Giles Buckinghamshire HP8 4BB	First floor side extension, part two storey, part first floor rear extension, and roof extension	Little Chalfont Parish Council object. <ul style="list-style-type: none"> • In spite of minor amendments the proposed developments remain overbearing, too large for the plot, and too high. • Because of the forward position of the house, the long flank walls and extra storey would be prominent and out of keeping with the street scene. • Permission would form a

		precedent for changing the character of Burtons Lane to its detriment
CH/2008/1485/FA 30 Beechwood Close Little Chalfont HP6 6QX	First floor side extension	Little Chalfont parish Council object. <ul style="list-style-type: none"> • The first floor extension would be close to and seriously overbear on the neighbouring house. • It would hide most of the view of greenery above garage level which is an attractive feature between all the houses in Beechwood Close. • If this extension were permitted and widely repeated in the road – where many of the houses are similar – its character would be changed from a leafy to an urban appearance
CH/2008/1481/FA Pine Acre Burtons Way Little Chalfont HP8 4BW	One front dormer window and one rear dormer window	Little Chalfont Parish Council have no objection
CH/2008/1473/FA – Stivers Wood House Doggetts Wood Lane Little Chalfont Chalfont St Giles Buckinghamshire HP8 4TH	Detached Garage to front of property.	Little Chalfont Parish Council have no objection
CH/2008/1448/FA Little Orchards Cokes Farm Lane Little Chalfont HP8 4TU	First floor front extension and a new entrance vestibule	Little Chalfont Parish Council have no objection
CH/2008/1409/FA Land At Langton House Finch Lane Little Chalfont Buckinghamshire	Replacement dwelling incorporating a basement level and accommodation	Little Chalfont Parish Council have no objection, but recommend that: <ul style="list-style-type: none"> • Measures are taken to ensure that the undertaking in the Design and Access Statement (section 3.2) that

	within the roof space	<p>“the footprint, scale, massing and design of the dwelling will remain exactly the same” as the existing permissions (apart from the few minor design changes listed) is strictly observed.</p> <ul style="list-style-type: none"> mistakes in the Statement (sections 1.1, 4.12 and 8.6) should be corrected.
CH/2008/1396/FA Little Chalfont Off License (Formerly Londis) Chalfont Station Road Little Chalfont Buckinghamshire HP7 9PN	Change of use from Use Class A1 - Shops to Use Class A3 - Restaurants and Cafes	<p>Little Chalfont Parish Council object.</p> <ul style="list-style-type: none"> The cooking smells and litter would be detrimental to the amenity of neighbouring businesses, their customers and passers-by in this small area which is now free of cafes. The plans show no equipment for odour extraction. There is little parking nearby. The application is for a “pizza restaurant and takeaway” but no application has been made for Class A5 takeaway use. Few tables are shown in the café, and pizza takeaway sounds excessive for A3 use. Little Chalfont has enough cafes and takeaways. A potential retail outlet would be lost.
CH/2008/1391/FA Dromara Chalfont Avenue Little Chalfont Amersham Buckinghamshire HP6 6RF	First floor front extension and single storey rear extension	Little Chalfont Parish Council have no objection
CH/2008/1378/FA Birchwood Cokes Lane Little Chalfont Chalfont St Giles	Single storey front extension, two storey side	Little Chalfont Parish Council have no objection.

Buckinghamshire HP8 4TZ	extension, roof extension to single storey extension ...	
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6. **Decisions of Chiltern District Council's Planning:** These were circulated to the Council.

7. **Appeal notices and decisions:** These were circulated.

8. **Enforcement issues:** Two potential cases for the attention of Chiltern District Council planning enforcement officers had been notified to the Council. First, Cllr Marshall reported that residents in the vicinity of the site at 41 Chenies Avenue shared a concern that the buildings under construction appeared to be of a larger scale than they expected and the associated disruption and noise from construction and site traffic was causing anxiety. Photographs of the site were displayed. It was agreed that these concerns should be reported to CDC's Head of Planning who would be asked to investigate. In the first instance Cllr Marshall would ask the residents to write to her. If and when this occurred the Parish Clerk would then send a follow up letter asking that the Council be kept informed of the progress and outcome of any investigations.

The second case had been reported by a resident to the Parish Clerk and concerned a property in Burtons Lane – Rowood Farm. It was agreed that the Clerk should write to CDC setting out the nature of the complaint and similarly ask to be kept informed of progress.

Finally, it was agreed that enforcement issues should be included on future Planning Committee agendas.

9. **Appointment of Consultees:** There was a discussion, at the instigation of the Chairman, regarding the mechanism for consulting with other local groups on planning issues and whether or not more formal structures should be set in place. The Clerk had spoken with BALC on this matter who shared her view that the process of advertising agendas and minutes on notice boards and the website was adequate together with ad hoc notification of interested parties as the need arose. It was agreed that different procedures might prove unwieldy and be seen to include certain groups to the exclusion of others. In this respect, it was also agreed that whilst input from the Village Society was highly valued, there was no need for a standing item from them at every meeting. In future this report would be included only when there was something substantive to discuss.

- 10. Any Other Business as an Agenda Item:** It was agreed that badly managed the inclusion of an “AOB” item undermined the efficacy of committee procedures. However, Councillors acknowledged that there were occasions when issues arose that could be dealt with briefly and succinctly rather than delaying them to the next meeting. After a brief discussion it was agreed to include AOB at the end of future meetings for a trial basis of three months. Items would be approved by the Chairman at the start of the meeting and could not be added to once agreed. Such items would not include matters requiring decisions and recommendations but would include subjects that could move the work of the Council forward without having to wait until the next meeting.
- 11. Date of next meeting:** Thursday 23 October 2008 in the Library.

Signed.....

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