

**Minutes of a Meeting of Little Chalfont Parish Council Planning Committee
Held at the Village Hall on Tuesday 25 November at 7.30pm.**

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

In attendance: Mrs J E Mason, Clerk

1. **Apologies for absence:** Apologies for absence were received from Cllr M Dale.
2. **Minutes of the meeting held on Thursday 23 October 2008:** These were approved as a correct record and signed by the Chairman.
3. **To accept a proposal to suspend standing orders enabling members of the public to speak:** There were no members of the public in attendance.
4. **Declarations of interest:** None.
5. **Approval of items for any other business:** It was agreed that there should be (i) a brief discussion about application CH/2008/1686/RM and (ii) a report from the Chairman who had attended the BRAG meeting on 24 November.

6. **To consider the following applications:**

| Application number and address | Summary of Proposed Works | Little Chalfont Parish Council Recommendations |
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| CH/2008/1717/TP 3 The Hawthorns Little Chalfont Buckinghamshire HP8 4UJ | Felling of a yew tree and crown reduction of a lime tree - both protected by a Tree Protection Order | The Parish Council object. No reason is given for crown reduction of the lime. The only reason given for felling the yew is to allow more light on to the property. In our view this does not justify the destruction of a tree subject to a TPO, especially in the Hawthorns which was known to be a well treed area before it was developed. The yew is some distance from the house so its effect on lighting cannot be severe. |
| CH/2008/1444/HB 23 Sheep Cottages Amersham Road Little Chalfont | Alterations to fenestration | No objection |

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| HP6 6SW | | |
| CH/2008/1635/FA 185 Amersham Way Little Chalfont HP6 6SF | Rear conservatory | No objection |
| CH/2008/1743/FA Fairways Burtons Lane Little Chalfont Chalfont St Giles Buckinghamshire HP8 4BB | First floor side extension, part two storey, part first floor rear extension, and roof extension | The Parish Council object. 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 height would be prominent, out of keeping with the street scene and would have a major impact on the neighbouring property |
| CH/2008/1664/FA Ranters 178 White Lion Road Little Chalfont Buckinghamshire HP7 9NL | Redevelopment of site to provide a two storey building comprising 8 flats and 1 semi detached house incorporating a lower ground floor/basement level carpark and new vehicular access from St Nicholas Close | The Parish Council continue to regret that this development was permitted on appeal against the opposition of the local community who think, rightly, that a block of flats of this bulk is out of keeping with the street scene and other local development, overbears on neighbours, and brings a threat of unacceptable traffic congestion. Many local residents have repeated these objections in response to the latest application. |
| CH/2008/1603/FA Coppice Lodge Long Walk Little Chalfont Chalfont St Giles Buckinghamshire HP8 4AW | Single storey front extension and new front porch | No objection |
| CH/2008/1729/FA Mickelbeck Burtons Lane Little Chalfont Buckinghamshire HP8 4BN | Single storey and two storey side extensions, new roof above existing attached store, three roof lights in front elevation and four roof lights in rear elevation to facilitate loft conversion | No objection |

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| CH/2008/1775/FA Croft Cottage Roughwood Lane Chalfont St Giles Buckinghamshire HP8 4AA | Conversion of, and alterations to, detached double garage to form residential annexe | No objection provided that the conditions of policy GB11 are fully met. |
| CH/2008/1748/FA Magnolias Long Walk Little Chalfont | Replacement two storey dwelling with integral garage incorporating lower ground floor level | The Parish Council object. The new two-storey house, unlike the preset chalet bungalow, would be prominent in views from Burtons Lane and Long Walk, changing the street scene to its detriment. The building proposed is too large for the plot, taking into account the more generous space around other neighbouring dwellings. This would have an adverse effect on the character of the area. |

7. **Decisions of Chiltern District Council's Planning Committee:** An updated list was circulated.
8. **Appeal notices and decisions:** A list was circulated.
9. **Planning Aspects of the Community Appraisal:** the Chairman welcomed Mr M Mason, Chairman of the Village Society, who had kindly agreed to brief the Committee on aspects of the Community appraisal which forms part of the Market Town Health Check. Praising the hard work of the team that had undertaken the appraisal, Mr Mason reported that eight hundred members of the public had replied to a questionnaire asking what they liked and disliked about Little Chalfont. Popular points included the friendly community, convenient access to London, proximity to the motorway network, the semi-rural environment, and the good local schools. On the other hand many people were unhappy about parking problems, litter and the range of retail shops in the village. They would like more speed restrictions, a solution to the problem of the disused car-park in Chenies Parade, a national chain coffee shop and better landscaping of the village. Findings from this survey would help to form a Community Vision to be drawn up by next spring. The draft Vision would be put to the public before formulation of an action plan. Mr Mason would brief the Parish Council again when the action plan was ready. The Committee welcomed Mr Mason's presentation, and noted that the final results of the Health Check would be valuable in drawing up the Council's Parish Plan.

10. Enforcement issues: The Clerk updated the Committee on the two cases previously discussed. First, regarding Rowood Farm, CDC were anticipating an application for a certificate of lawful development in the next few weeks. Secondly, the enforcement officers were still of the view that the development at 41 Chenies Avenue did comply with the planning consent. However, they would, of course, continue to monitor the work. Finally, the damage to the footpath adjacent to the site had been reported to Highways on Call.

11. Previously developed Land: It was confirmed that the site on Chenies Parade should be included on the response form and that the Clerk should now reply accordingly to Carol Castle.

12. Any other business

(i) The Committee had a preliminary exchange of views on planning application 2008/1686 for a Vodaphone telecoms mast near the Village Green. Councillors commented that mobile reception in Little Chalfont needed improvement, but that the proposed cabinet, in particular, would look ugly and that another site for the installation should be sought. It was agreed to hold a final discussion on 2 December after due notice had been given to the public.

(ii) The Chairman reported that at a meeting of the Bucks Rural Affairs Group (BRAG) he had heard of various sources of project funding which were not well known. He suggested that the Clerk might research and draw up a comprehensive list of possible funding sources which could be used by local community groups and the Council itself

13. Date of next meeting:

Tuesday 2 December after the Council Meeting (Library)

Tuesday 16 December in the Village Hall at 7.30pm

Signed.....

Date.....