

**Minutes of a Meeting of Little Chalfont Parish Council Planning Committee
Held at the Village Hall on Tuesday 16 June 2009 at 7.30pm.**

Present: Cllr C Gibbs; Cllr L Hunt; Cllr C Ingham (Chairman); Cllr A Tate; Cllr F Wilkinson.

In Attendance: Mrs J Mason (Clerk)

1. **Apologies for absence:** These were received from Cllr M Dale, Cllr B Drew and Cllr G Smith.
2. **Minutes of the meeting held on held on Tuesday 26 May 2009:** These were approved as a correct record and signed by the Chairman.
3. **Suspension of Standing Orders:** There were no members of the public present.
4. **Declarations of Interest:** None.
5. **Approval by Chairman and noting for Any Other Business (item 12):** The following were approved (i) Carol Castle's 11 June 2009 letter re Local Development Framework – Core Strategy and (ii) Postponed seminar - Cllr D Phillips.
6. **Planning Applications Considered:**

Application number and Address	Summary of proposed Works	Recommendations
CH/2009/0636/FA 15 Westwood Drive Little Chalfont HP6 6RJ	Single storey front extension and first floor side extension	The Parish Council object. We were persuaded by the arguments in the Case Officer's report on the earlier application, 2008/1722 that the proposed extension would cause visual coalescence with 11 Westwood Drive. The present proposal is smaller but would have the same effect.
CH/2009/0652/FA Pollards Wood Grange Nightingales Lane Chalfont St Giles HP8 4SL	Single storey side rear extension incorporating swimming pool	The Parish Council object. We think the net increase in floor area of 94 sq. metres is an excessive extension of built form into the green belt. We note that application 2008/1086 at the same address was rejected by Chiltern District Council on similar grounds although the net increase

		was only 48 sq. Metres.
CH/2009/0561/FA Langley 28 Bell Lane Little Chalfont HP6 6PD	Retention of use of property comprising a mixed use residential/childminding service (Use Classes C3 and D1)	No comment.
CH/2009/0546/FA 66 Westwood Drive Little Chalfont Amersham HP6 6RN	Single storey front and side/rear extension	No objection
CH/2009/0661/FA 14 St Nicholas Close Little Chalfont Amersham Buckinghamshire HP7 9NW	Rear Conservatory	No objection
CH/2009/0709/RB Bell Lane County Combined School Bell Lane Little Chalfont HP6 6PF	Construction of new single storey children's centre within existing school site	The Parish Council object. The proposed Centre requires a substantial building within the Green Belt for which no significant economic or social benefits over and above those already available to the local community have been demonstrated. The Design and Access Statement also states that the location of the centre within the School's site would have no adverse effect on the neighbourhood or on the environment, but neither statement is true; the presence of the centre will increase traffic congestion around the School which is already causing problems locally and the destruction of over 20% of trees important to the local landscape to accommodate the centre cannot do other than harm the local environment.

CH/2009/0650/FA Building 32 The Grove Centre White Lion Road Little Chalfont Buckinghamshire	Single storey extension to north elevation to provide plant room with associated 8.1m high stub stack chimney	No objection
CH/2009/0701/FA 4 Old Field Close Little Chalfont Amersham HP6 6SU	Single storey side extension linking dwelling to existing garage	No objection

7. **Decisions of Chiltern District Council's Planning Committee:** An updated list was circulated.
8. **Appeal notices and decisions:** An updated list was circulated.
9. **Licensing applications :** None
10. **Enforcement issues:** (i) 122 Elizabeth Avenue - The Clerk reported that the Local Area Highway's staff had confirmed that their advice and consent was necessary before extra vehicle access could be created. Residents wishing to create a new access should ask for an assessment from the area technician and, if the proposals were approved, would have to pay for the installation of a dropped curb. In some cases, planning permission might be needed. However, she was awaiting advice on this latter aspect from the Duty Planning Officer. It was agreed that once this had been received she should first contact the residents of the property concerned to offer advice on the correct procedure, before reporting the matter to either Highways of Chiltern District Planning Department.
11. **Burtens Wood: Register of Common Land and Town or Village Greens- update:** The Clerk reported further on advice given from the Open Spaces Society. Whilst she appreciated the residents' wish to protect the site, there was a strong possibility that, were the Council to become involved in "a sufficient degree of control" a statutory liability, under the Occupiers' Liability Act, for the maintenance of the woodland could fall to them. Councillors' views ranged from wariness about potential costs to wholehearted support of the residents' proposals. It was agreed that the matter be referred to the full Council for a decision and in the meantime the Clerk should speak again to the County Council with whom the application for registering the land is lodged.

12. Any other business (i) Carol Castle's 11 June letter – Core Strategy - was circulated and the Committee would await the more "detailed dialogue" proposed. In the meantime, the Committee would read the proposals (available on the CDC web-site) and these would be discussed at the August meeting. With reference to the last paragraph of the letter the Clerk would ask CDC to refer to Little Chalfont as a separate Council in future. (ii) Cllr Phillip's Seminar - The Chairman was sorry that this event had had to be postponed and hoped to be able to rearrange the event in the Autumn, subject to Cllr Phillips' availability. It was hoped that the full Committee would be able to attend.

13. Date of next meeting: Tuesday 8 July 2009 at 7.30pm in the Village Hall (to be followed by the Council meeting).

Signed.....

Date.....