

**Minutes of a Meeting of Little Chalfont Parish Council Planning Committee
Held at the Village Hall on Tuesday 20 January 2009 at 7.30pm.**

Present: Cllr M Dale; Cllr B Drew; Cllr C Gibbs and Cllr C Ingham (Chairman)

In Attendance: Mrs J Mason (Clerk) and Mrs L Hunt.

1. **Apologies for absence:** These were received from Cllr G Smith, Cllr A Tate and Cllr F Wilkinson.
2. **Minutes of the Planning Committee meetings held on Tuesday 16 December 2008, Wednesday 7 January 2009 and Tuesday 13 January 2009:** These were approved as correct records and duly signed by the Chairman.
3. **Suspension of standing orders enabling members of the public to speak:** There were no members of the public present.
4. **Declarations of interest:** None.
5. **To approve and note items suggested for Any Other Business (item 12):** The following were agreed for discussion under item 12 (i) Schedule of Planning Committee Dates (ii) Deputy Chairman of Planning Committee.
6. **To consider and make recommendations on the following applications:**

CH/2008/1898/FA Land At New Road Little Chalfont Buckinghamshire
Erection of single storey building comprising stables, feed, tack and wash rooms and new track linking building to New Road.

The Parish Council object to this application, which does not maintain the open character of the land in accordance with Green Belt principles.

With regard to Policy GB2, this application does not provide essential facilities for outdoor sport. There are many riding stables nearby. As far as we know horses have not been kept in this field for at least fifteen years.

With regard to Policy R13:

- The proposed building and concrete track would not be screened from view of some of the houses in New Road, or from the public footpath from New Road to Long Walk (not shown on the applicant's plan, but well established, see OS Explorer map 172). Thus there would be detriment to the visual amenity of the locality.
- The amenity of local residents would be adversely affected by increased traffic in New Road, which we believe to be privately owned and the surface of which is already in a disgraceful state. Local residents could also be adversely affected by the smell and possibly hygiene and/or infestation problems arising from the

waste products of 12 horses. Against this background we think the neighbour consultation process has been inadequate and should have included all the residents of New Road.

- The appearance of the Area of Outstanding Natural Beauty would be harmed.

More generally, we do not see how 12 horses could be adequately cared for and kept secure in such an isolated location with only the facilities described. The proposal contains no information about what supervision would be available, and from how far away.

Application No and Address	Proposed work	Recommendation
CH/2008/1921/FA Acers Doggetts Wood Lane Little Chalfont HP8 4TH	Two storey side/rear extension and front porch with front roof infill, single storey side lean-to and alterations to front wall tile hangings	No objection
CH/2008/2017/SA 15 Latimer Close Little Chalfont HP6 6QS	Application for a Certificate of Lawfulness for a proposed operation relating to the conversion of existing single storey side/rear projection to habitable accommodation, erection of single storey side and rear extensions, front porch canopy and the creation of new vehicular access/driveway from Latimer Close	No objection
CH/2008/1933/FA Tankards Loudhams Wood Lane Little Chalfont HP8 4AP	Single storey rear extension.	No objection
CH/2008/2011/FA 5 The Hawthorns Little Chalfont HP8 4UJ	Extension to existing detached double garage and part conversion to habitable living accommodation, single storey	The Parish Council object. The proposal would overcrowd the site to the detriment of the street

	link from rear of property to detached garage including alterations to existing rear conservatory	scene. Two outdoor parking places would be lost and two in the existing garage. Only one new parking place would be created (inside the new garage).
CH/2008/1986/FA Birchwood Cokes Lane Little Chalfont HP8 4TZ	Three dormer windows in east roof slope and one dormer window in south east roof slope to facilitate...	No objection
CH/2008/1931/FA Farleigh Long Walk Little Chalfont HP8 4AN	Single storey rear extension and three dormer windows in front elevation to facilitate loft conversion, increase in chimney height, formation of four inverted dormer windows to rear	No objection

7. **To receive decisions of Chiltern District Council's Planning Committee:** An updated list was circulated. The Clerk was asked to seek further information from the relevant planning officer on the implications of the phrase "...class A 1 uses within this fragmented frontage..." in relation to the former post office site.
8. **To receive appeal notices and decisions:** An updated list was circulated. The Clerk was requested to seek confirmation of appeal dates for the three applications relating to Thatched House and Little Thatch.
9. **Licensing:** The Clerk reported that the advice to Parish Councils was still awaited from Chiltern District Council. However, having consulted CDC's web-site it appeared, in any event, that there were no current licensing applications relating to Little Chalfont.
10. **Enforcement issues:** (i) Rowood Farm: The Clerk had received a further update from the CDC case officer. He had again advised her that an application for a certificate of lawful development was imminent. However, if this was not forthcoming, there was a likelihood that the case would be reported to the 19 February meeting of CDC Planning Committee. (ii) Advertising Hoarding on Chalfont House: This had been reported to CDC and the Head of Planning Services had responded on 9 January advising that an enforcement officer would be asked to investigate the matter. However, this could take some time as the enforcement team have a very heavy workload and are currently investigating over 700 complaints.

11. Burtons Wood: Register of Common Land and Town or Village Greens: Cllr Ingham briefed the Committee on the background to this case concerning an area of woodland off Burtons Lane which some of the local residents hoped to have designated as common land or a village green. The Village Society had agreed to back the campaign and the Parish Council had now been asked if they would similarly lend their support. It was agreed that prior to the Committee making a decision the Clerk should first establish and report back on who would be responsible for the upkeep of the woodland should it be designated as a village green.

12. **Any other business:** (i) Meeting Dates: Cllr Ingham proposed that from May Planning Committee meetings would be held every three weeks, generally on a Tuesday, to guarantee, as far as possible, that recommendations were made within the time scales set out by CDC. Recognising that this placed an extra burden on busy Councillors, he also proposed that whenever Planning Committee and Council meetings fell within the same week, the Planning Committee Meeting would be moved from the Tuesday to the Wednesday to allow both meetings to be held on the same night, following on one from the other. When this occurred the Planning agenda would normally be limited to taking planning applications only and would not include discussion of other items which would be deferred until the next meeting. (ii) Appointment of Deputy Chairman to the Planning Committee: Cllr Ingham put forward a proposal that in May it would be sensible to appoint a Deputy Chairman. This was agreed.

13. **Date of next meeting:** Tuesday 24 February 2009 in the Village Hall

Signed.....

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