

**Minutes of a Meeting of Little Chalfont Parish Council Planning Committee
Held at the Village Hall on Tuesday 28 July 2009 at 7.30pm.**

Present: Cllr B Drew, Cllr M Dale, Cllr C Gibbs, Cllr L Hunt, Cllr C Ingham (Chairman) and Cllr F Wilkinson.

In attendance: Janet Mason (Clerk) and Hannah Williams (Bucks Examiner).

1. **Apologies for Absence:** These were received from Cllr G Smith and Cllr A Tate.
2. **Minutes of the Meeting held on Tuesday 8 July 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 wishing to speak.
4. **Declarations of Interest:** none
5. **Items for AOB:** None
6. The following applications were considered:

Application number	Address and summary of Proposed Work	Little Chalfont Parish Council recommendations
CH/2009/0963/FA FW (No date set at time of sending agenda)	Conifers Burtons Lane Little Chalfont , HP8 4BB Single storey side/rear extension	No objection.
CH/2009/0799/FA CI 11 August 2009	Thornhill 2 Lodge Lane Little Chalfont, HP8 4AQ First floor front extension	The Parish Council object. This is one of eight semi-detached houses, in four blocks of two, part of a row of dwellings in the Green Belt and within the Area of Outstanding Natural Beauty (AONB) . Most of these houses, including number 2, have already had front ground floor extensions. However, the proposal at number 2 would be the first of the eight to extend at first floor level over the existing extension. These houses are highly visible from the adjoining open countryside on the other side of Lodge Lane. Such an extension would have an undesirable visual impact on that countryside detrimental to rural character and to the setting in the AONB
CH/2009/0774/FA MD 12 August	Rosebank Cokes Lane Little Chalfont HP8 4TZ	The Parish Council note the two letters, posted on the district council website since we first considered this application,

	<p>Three rooflights within the front roof slope and three dormer windows and one sun pipe within the rear roof slope to facilitate loft conversion and part conversion of garage into habitable accommodation</p>	<p>from the neighbours at the side and at the back. These neighbours object to the rear dormers on grounds of overlooking and propose that rooflights be used instead. We support these objections, and the proposal for rooflights. We cannot comment on the new proposal to convert part of the garage to residential accommodation as this is not mentioned in the documents on the website</p>
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7. **To receive decisions of Chiltern District Council's Planning Committee:** An updated list was circulated.
8. **To receive appeal notices and decisions:** CH/2009/0194/FA – Little Chalfont Golf Club. There will be a Public Inquiry the date of which has still to set.
9. **To receive the Decision of BCC Development Control Committee re CC/16/09 Children's Centre at Bell Lane School:** The Development Control Committee had met that afternoon and approved the proposal to build a children's centre at Bell Lane School.
10. **Local development Framework – Core Strategy; to discuss Carol Castle's 22 July 2009 letter:** The Chairman circulated a summary of the position at 29 July which was discussed. It was agreed that a working party should be established, consisting of Cllrs Drew, Wilkinson and Ingham, to discuss the proposals in greater detail and formulate the Committee's response. The group would have their first meeting on 30 July and in the meantime the Clerk would arrange a date for the Chairman of the Committee to meet with Carol Castle. The Committee's response would be discussed further at the 18 August meeting.
11. **Licensing applications** - none
12. **Enforcement issues** – none
13. **To agree response to BCC Consultation exercise on Policy on Planning Obligations for Education Provision:** The document circulated with Stephen Chainani's 8 June letter, setting out the proposed policy for assessing developer contributions towards additional education infrastructure, was discussed. There were differing views among Councillors. On the one hand, some Councillors felt that the proposals would be an added burden on developers in an already high cost area which could only lead to even higher housing costs. On the other hand, however, Councillors concerned primarily about the quality of schooling in Little Chalfont emphasised the importance of recognising that local secondary schools are most exceptionally popular. With any large new development in Little Chalfont a disproportionate number of families with secondary school age children will move here. It could therefore be argued that costs falling on developers in Little Chalfont should be even higher than in other areas. It was agreed that both these points of view should be reflected in the Committee's response.

14. **AOB** – None.

15. **Date of next meeting:** Tuesday 18 August at 7.30pm in the Village Hall.

Signed.....

Date.....

JEM 22 July 2009