

**Minutes of a Meeting of Little Chalfont Parish Council Planning Committee
Held in the Village Hall on Wednesday 10 February 2010 at 7.30pm.**

Present: Cllr B Drew; Cllr L Hunt; Cllr C Ingham (Chairman); Cllr P Martin; Cllr G Smith, Cllr M Dale and Cllr C Gibbs.

In attendance: Mrs K Sterling (Assistant Clerk).

Members of the Public: B Appel; C Appel; D Appel; V Bavington ; A Curry; R Jewsbury; A Jones; H Jones; J Jones; M Jones; A McInnes; J Morgan; D Phillips (CDC); P Tarrant; S Tarrant; H Williams

1. Apologies for absence: None

2. Minutes of the Planning Committee meeting held on Tuesday 19 January 2009: These were approved as a correct record and signed by the Chairman.

3. Suspension of standing orders enabling members of the public to speak: Three issues were addressed by members of the public. The first concerned Chiltern District Council's Draft Core Strategy for the Local Development Framework. Mr A Jones registered concern at the level of expansion proposed for Little Chalfont and urged the Parish Council to do everything possible to achieve a substantial reduction. Secondly, Ms V Bavington and Mr A McInnes spoke in opposition to applications made in respect of Rowood Farm and expressed disappointment with the way the issue of enforcement had been handled by the District Council. District Cllr Phillips stated that Rowood Farm has a long and complex planning history. Bearing in mind her caseload, Chiltern's Principal Planning Officer would be pleased to explain the situation by phone to any objectors. He urged concerned parties to attend the appeal on 12 May and present their arguments. Thirdly, Mr Appel pointed out an inaccuracy on the agenda for the meeting. Application CH/2010/0014/FA referred to his property Rowood Farm House and not Rowood Farm.

4. Declarations of interest: None.

6. To consider the following applications:

Application number And address	Summary of Proposed Works	Little Chalfont Planning Committee Recommendations
CH/2009/1850/FA Cotswold Lodge Lane Little Chalfont HP8 4AQ	Single storey rear extension	No Objection
CH/2010/0014/FA Rowood Farm House Burtons Lane Little Chalfont HP8 4BA	Formation of new vehicular access	Little Chalfont Parish Council has recognised that application CH/2010/0014/FA (Rowood Farm House) should not be combined with applications relating to Rowood Farm i.e. CH/2009/1929/EU CH/2009/1930/FA and CH/2010/2025/EU.

		The Council has therefore make no comment on application CH/2010/0014/FA
Rowood Farm Burtons Lane Little Chalfont HP8 4BA		
CH/2009/1929/EU	Application for a certificate of lawfulness for the existing use of the site as a commercial livery including manege (sand school)	While unable to comment on the legal aspects of applications 2009/1929 and 2010/0025, the Parish Council made the following general observation on all three applications. We regard Burtons Lane as an unsuitable site for a livery business. The road is narrow, winding, with poor vision, and has been the scene of accidents to horses in the past. Large vehicles visiting the site cause loss of amenity to neighbours, including noise early in the morning and late at night.
CH/2009/1930/FA	Retention of four 3m high poles each with lights mounted on top to provide lighting to an outdoor manege	
CH/2010/0025/EU	Application for a certificate of lawfulness for the existing use relating to the retention of four 3m high poles each with lights mounted on top to provide lighting to an outdoor manege	
CH/2010/0037/FA Former Site Of Hermits Wood Lodge Nightingales Lane Little Chalfont	Detached double garage	The Parish Council object. The proposed garage would be an excessive extension of built form into the green belt.
CH/2009/1866/FA GE Health Care PLC The Grove Centre White Lion Road Little Chalfont HP7 9LL	Erection of two raised platforms on roof each with air handling unit	No objection
CH/2009/1817/FA Bendrose Grange White Lion Road Little Chalfont HP7 9LJ	Erection of detached outbuilding incorporating garage and store with cellar below	No objection

CH/2010/0093/SA Forest End Doggetts Wood Lane Little Chalfont HP8 4TJ	Application for a certificate of lawfulness for a proposed operation relating to a single storey rear extension	No objection
CH/2010/0098/FA The Lodge Long Walk Little Chalfont HP8 4AN	Part single storey, part two storey, part first floor front/side/rear extension (amendment to planning permission CH/2008/0414/FA)	No objection
CH/2010/0116/FA The Hatch Burtons Lane Little Chalfont HP8 4BN	Single storey rear extension, roof extension to facilitate habitable accommodation at second floor level, dormer window in south eastern side roofslope and insertion of rooflights into existing roof	No objection
CH/2010/0118/FA 5 The Hawthorns Little Chalfont HP8 4UJ	Single storey side/rear extension to existing detached double garage and part conversion to habitable accommodation and single storey rear extension to existing dwelling	The Parish Council object. The proposed games room and garage would overcrowd the application site to the detriment of the street scene, reducing pleasantness of place and the amenity of the other residents in The Hawthorns. We see no objection to the proposal to convert the rear conservatory to a family room.
CH/2010/0130/HB Pollards Park House Nightingales Lane Little Chalfont HP8 4SN	Alterations to second floor including partial removal of chimney stack and walls	No objection

7. To receive decisions of Chiltern District Council's Planning Committee: to be carried forward to next meeting

8. To receive appeal notices and decisions: To be carried forward to next meeting

9. Licensing applications: None

10. Enforcement issues: None

11. Core Strategy: Cllr Ingham outlined what the Parish Council, with the help of LCCA, have done so far and explained that Chiltern District Council (CDC) have issued a revised Draft Core Strategy which has reduced the quota of dwellings to be allocated to Little Chalfont to an increase of 18%. However, this is still far more than for any other settlement in Chiltern District, and includes 60 dwellings on the Donkey Field. CDC will hold a public consultation on the new Draft Core Strategy, beginning in

March. CDC have stated that letters of objection received about the previous version will not be taken into account in the consultation on the new one, so it will be necessary for fresh comments to be sent. It was therefore agreed to draft a second leaflet to residents which would be discussed at the next meeting on 2 March and then, as appropriate, referred to the LCCA Committee at their 3 March meeting. District Councillor Phillips explained the reasons for the District Council's actions. The targets in the draft strategy were there to satisfy government requirements, and the Donkey Field was one of a number of sites identified by consultants as meeting the relevant criteria for development. Progress towards the targets might be made in other ways, including by 'windfall' planning applications which were frequent in Chiltern District.

13. Date of next meeting: Tuesday 02 March 2010 at 7.30pm

Signed.....

Date.....