

**Minutes of a Meeting of Little Chalfont Parish Council Planning Committee
Held in the Village Hall, Cokes Lane, Little Chalfont
Wednesday 14 April 2010 at 7.30pm.**

Present: Cllr M Dale; Cllr B Drew; Cllr C Gibbs; Cllr L Hunt (Chairman for item 6 application CH/2010/0390); Cllr C Ingham (Chairman, except for item 6 application CH/2010/0390); Cllr G Smith.

In Attendance: Mrs J Mason (Clerk).

Members of the Public: Cllr D Phillips (Chiltern District Council).

1. **Apologies for absence:** These were received from Cllr P Martin.
2. **Minutes of the meeting held on Tuesday 23 March 2010:** These were approved as a correct record and signed by the Chairman.
3. **Suspension of standing orders enabling members of the public to speak:** There were no members of the public wishing to speak.
4. **Declarations of interest:** Cllr Ingham declared an interest in application CH/2010/0390/FA, 7 Church Grove, which is a property neighbouring his own. It was agreed that he would leave the meeting room for that item which would be chaired by Cllr Hunt.
5. **Approval of Items for Any Other Business:** The following were agreed (i) Tree applications; (ii) Certificates of lawfulness; (iii) Neighbourhood notification deadlines.
6. **The following applications were considered:**

| Application number and address | Summary of Proposed Works | Little Chalfont Parish Council Recommendations |
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| CH/2010/0277/FA The Weald 134 Elizabeth Avenue Little Chalfont HP6 6RQ | Single storey front and rear extensions, first floor/roof extension, two front and two rear dormer windows, alterations to existing hardstanding and vehicular access from Elizabeth Avenue | The Parish Council object. The front and rear first floor projections have an eaves height higher than the existing eaves and thus would not respect the scale and proportions of the present house. It would be out of character with the street scene which consists mainly of bungalows of chalet design. Overlooking of the neighbour's garden at number 132 from the new first floor rear windows and dormers would bring a significant loss of privacy to the occupants of number 132. |
| CH/2010/0388/FA 17 Chessfield Park | Two storey side extension incorporating integral garage and | The Parish Council object. The rear end gable projection would not |

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| <p>Little Chalfont HP6 6RU</p> | <p>Juliet balcony in rear elevation</p> | <p>respect the scale and proportions of, or reflect the form and design of, the existing house; in particular because the eaves would be higher than those of the existing house. This would appear bulky and out of keeping with the chalet style design of the other houses in the vicinity.</p> |
| <p>CH/2010/0390/FA 7 Church Grove Little Chalfont HP6 6SH</p> | <p>Hip to gable rear extension and insertion of rooflight into existing west facing roofslope to facilitate loft conversion</p> | <p>The Parish Council object. At present there are no third storey windows or rooflights on this side of the road in Church Grove. The development would therefore be out of keeping with the present local scene. The hip to the gable would have an overbearing appearance from the neighbouring gardens and would block out light causing significant detriment to the amenity of the neighbours. The addition of windows to the third storey would create overlooking of neighbours' properties causing significant reduction to their privacy.</p> |
| <p>CH/2010/0351/FA Orchard Corner Cokes Lane Little Chalfont HP8 4TX</p> | <p>Two storey front extension incorporating porch canopy</p> | <p>No objection.</p> |
| <p>CH/2010/0279/FA Coleton 7 Chandos Close Little Chalfont HP6 6PJ</p> | <p>Erection of two detached single storey cattery buildings for use in connection with dwelling and Marjorie Nash Cat Rescue</p> | <p>The Parish Council have no objection to the design and structure of the proposed buildings. However, the Parish Council are concerned that there could be noise, pollution and environmental health issues. We trust CDC will take these issues</p> |

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| | | into consideration when dealing with this application. The Parish Council note that the cattery is to be used by the applicant for their own cats and by the Marjorie Nash Cat Rescue. LCPC are concerned that the cattery has the potential to be used for commercial purposes and would ask that a restriction on commercial use be included in any planning consent. |
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7. To consider the following Certificates of Lawfulness:

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| CH/2010/0449/SA 75 Sandycroft Road Little Chalfont HP6 6QP | Application for a Certificate of Lawfulness for a proposed operation relating to the erection of a single storey side/rear extension | No recommendation |
| CH/2010/0397/SA 26 Birkett Way Little Chalfont HP8 4BJ | Application for a certificate of lawfulness for a proposed operation relating to a single storey front infill extension | No recommendation |

8. **Decisions of Chiltern District Council's Planning Committee** - carried forward to next meeting
9. **Appeal notices and decisions** - to be carried forward to next meeting
10. **Licensing applications** - none
11. **Enforcement** - none
12. **Core Strategy:** Cllr Ingham updated the Committee on responses to CDC's resident consultation process. The LCCA, who were meeting the next day, were encouraging their members to respond.
13. **Feedback from BALC planning workshop on 07 April 2010:** Cllr Ingham and Cllr Hunt had attended. The briefing had included an interesting contribution on the work of the charity Planning Aid who might be a useful point of reference in the future. Members of the LCCA Committee had shown interest in contacting Planning Aid in case the latter could offer useful advice on Little Chalfont's campaign to amend CDC's Draft Core strategy. It was agreed that Cllr Ingham would take part in such contact if invited.

14. **Any other business:** (i) Tree Applications – it was agreed that in future the Clerk/Assistant Clerk would make a recommendation for the inclusion of such applications on the agenda if they felt an individual application could have a significant impact on the neighbourhood. (ii) Certificates of Lawfulness – it was agreed that in future such applications would be discussed only if the Committee thought that the application gave an inaccurate representation of the facts. Cllr Phillips provided a link to the government web-site providing information on the Town and Country Planning (General Permitted Development) (Amendment) (No2) (England) Order 2008. It is <http://www.opsi.gov.uk/si/si2008/uksi>. (iii) Neighbourhood Notification Expiry – it was agreed that in future only items for which neighbourhood notification letters had been sent out would be included on the agenda. This might mean that on occasions the Committee would be considering applications on or just after the expiry date. In such circumstances CDC would be advised appropriately.
15. **Date of next meeting:** Tuesday 04 May 2010 at 7.30pm in the Community Library, Cokes Lane, Little Chalfont.

Signed.....

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