

**Minutes of a Meeting of Little Chalfont Parish Council Planning Committee
Held at the Village Hall on Wednesday 09 February 2011 at 7.30pm**

Present: Cllr B Drew; Cllr L Hunt; Cllr C Ingham (Chairman); Cllr P Martin; Cllr G Smith; Cllr V Patel; Cllr M Dale

In Attendance: Mrs J Mason (Clerk).

Members of Public: Cllr D Phillips (CDC Councillor)

- 1. Apologies for absence:** Cllr M Dear
- 2. Approval of the minutes of the 18 January 2011:** These were approved as a correct record and signed by the Chairman.
- 3. Suspension of standing orders enabling members of the public to speak:** N/A
- 4. Declarations of interest:** None
- 5. Any Other Business:** (i) Former Sawmill Site -Report of Points Noted at Meeting with CDC Case Officer on 8 February 2011
- 6. To consider the following applications:**

Application number and address	Summary of Proposed Works	Little Chalfont Planning Committee Recommendation
CH/2010/2011/FA Erica Long Walk Little Chalfont HP8 4AN	Replacement dwelling	The Parish Council objects. The proposed large new house is far out of proportion to the existing bungalow. It would give a cramped, crowded appearance both to the plot and to this part of Long Walk, to the detriment of amenity in the area.
CH/2011/0025/FA The Haven Burtons Lane Little Chalfont HP8 4BN	Replacement dwelling incorporating basement and new vehicular access onto Burtons Lane	The Parish Council objects. The Council sympathises with the concerns of the neighbours about the appearance and placing of the boundary fence, and especially about the appearance of the large glazed areas at the rear and flank which are out of keeping with design in the area and therefore detrimental to the amenity of other residents.
CH/2011/0027/FA 98A Elizabeth Avenue Little Chalfont HP6 6QT	Insertion of window within front elevation and conversion of existing garage to habitable accommodation	No objection
CH/2011/0065/FA Tara Long Walk Little Chalfont HP8 4AW	Roof extension over existing single storey attached garage, incorporating front and rear dormer windows, pitched roofs over existing front and rear dormer windows and replacement roof tiles over	No objection

	existing roof	
CH/2011/0098/FA 3 Oakington Avenue Little Chalfont HP6 6SY	Hip to clipped-gable roof extension incorporating one dormer window in rear roofslope and three roof lights in the front roofslope	No objection

7. To consider the following Certificates of Lawfulness

Application number and address	Summary of Proposed Works	Little Chalfont Planning Committee Recommendation
CH/2011/0005/SA 2 Old Field Close Little Chalfont HP6 6SU	Application for a Certificate of Lawfulness for a proposed operation relating to the creation of a rear dormer window and the installation of roof lights within front and rear roof slopes	No comment

- 8. To receive decisions of Chiltern District Council's Planning Committee:** carried forward to the next meeting
- 9. To receive appeal notices and decisions:** carried forward to the next meeting
- 10. Licensing applications:** carried forward to the next meeting
- 11. Enforcement:** carried forward to the next meeting
- 12. Any Other Business:** (i) *Former Sawmill Site -Report of Points Noted at Meeting with CDC Case Officer on 8 February 2011* – Cllr Ingham reported that Cllr Smith, Cllr Drew and he had attended this meeting. The objective had been to assess whether the changes requested in the council's July 2010 comments had been made and if there was anything further the council could do during the building of the development. In summary, the slab levels had new, slightly lower heights. Some of the security issues had been addressed; in particular the LAP in the SW corner of the site had been abolished. However, no changes had been made to satisfy the Thames Valley Police Crime Prevention Adviser's objection to the large amount of rear parking. CDC would carry out spot checks on planting and landscaping and results were still awaited of land contamination checks by the Environment Agency and CDC's Environmental Health Department. Improvements to the junction of the A404 and Bell Lane were expected to start on 14 February and Elizabeth Avenue will not be used for delivery lorries. The draft Construction Management Plan (CMP) is still awaited and the planning officers will recommend whether it should be approved or not. Once the CMP comes into force, any complaints are best raised first with the developers and referred to the CDC Enforcement Team if the outcome of discussions with developers does not resolve the issue. CDC would provide contact names from both developers (Persimmon and Charles Church) to enable the Clerk to deal with any concerns that might arise in this respect.

There would be no more than two satellite dishes to each block of flats and any more will require planning permission. Concerns about sewage will be a matter for the developers and Thames Water. No decision has been reached as to who, in the long term, will maintain the public areas, internal roads or playgrounds. The Parish Council could take responsibility for street lights and playgrounds if they so wished. In conclusion, Cllr Ingham thought that other than matters of enforcement, it was most likely that any further contact with the developers would be through the good offices of the LCCA.

13. Date of next meeting: Tuesday 01 March 2011 at 7.30pm in the Library.

Signed.....

Date.....