

**Minutes of a Meeting of Little Chalfont Parish Council Planning Committee
Held in the Community Library, Cokes Lane, Little Chalfont
Tuesday 1 October 2013 at 7.30pm**

Present: Cllr B Drew; Cllr J Hinkly; Cllr V Patel; Cllr D Rafferty (Chairman) and Cllr J Wyper.

Members of the public: Mr J Aberson; Mr T Absar; Mr B Bulsara; Mrs K Butter; Mr and Mrs Covley; Mrs V Cray; I Darby; Mr P Gray; Mr and Mrs Hewitt; Mr C Ingham; Mr and Mrs Ives; Mrs C Ji; Ms Lalji; Mr Miller; Mr N Loli; Mrs N Pervin; Mr F Potts; Mr N Purbhoo; Mr B Russell; Mr B Tuvney; Mr T Verlick and Mrs J Verlick.

1. **Apologies for absence:** These were received from Cllr M Parker; Cllr L Hunt and Cllr J Walford, OBE.
2. **Approval of the minutes of the Planning Committee meeting held on Wednesday 11 September 2013:** These were approved as a correct record and were signed by the Chairman.
3. **A proposal to suspend standing orders enabling members of the public to speak was agreed unanimously.** The Chairman invited members of the public to speak and a number of people spoke in opposition to local site options set out in Chiltern District Council's document entitled "Delivery Development Plan Document Public Participation - Gypsy, Travellers and Travelling Showpeople's Site Options". Three sites were of particular concern (Area 3 Honours Yard, Lodge Lane, Little Chalfont; Site 7: South of Railway, Lodge Lane, Little Chalfont and Area 2; South of Raans Road, Amersham). Members of the public expressed the view that sites at these locations would detract from the enjoyment of the current amenity, rural aspect and tranquillity of the area. Such developments would be inappropriate in the green belt and/or Area of Outstanding Natural Beauty. Infrastructure concerns were also raised in the light of recent and anticipated large residential developments in Little Chalfont. Thanking members of the public for their comments the Chairman reinstated standing orders.
4. **Declarations of interest:** None.
5. **Approval by Chairman of items for any other business:** The following were approved (i) CH/2013/0898/FA 27 Birkett Way, Little Chalfont (detached outbuilding) and (ii) CH/2013/0942/FA Homestead, Burtons Lane (polytunnel).
6. To consider the following applications:

Application number and address	Summary of Proposed Works	Little Chalfont Parish Council Recommendation
CH/2013/1488/FA Holm Oak Cokes Lane Little Chalfont HP8 4UD	Demolition of existing dwelling and erection of two detached dwellings and two detached double garages with associated hardstanding and widening of existing vehicular access	Little Chalfont Parish Council objects. The proposals represent a gross overdevelopment of the plot which is in an Established Residential Area of Special Character/Proposed Area of Little Change. In addition, the development would lead to increased traffic on the very

		narrow access to the site which in turn would cause problems as the vehicles turned into and off Cokes Lane.
CH/2013/1490/FA 186 Amersham Way Little Chalfont HP6 6SF	Single storey side /rear extension and rooflights	No objection.
CH/2013/1520/SA The Cottage 178 Amersham Way Little Chalfont HP6 6SF	Application for a Certificate of Lawfulness for a proposed operation relating to the erection of a single storey side/rear extension	No comment.
CH/2013/1482/SA Takahe Village Way Little Chalfont HP7 9PX	Application for a Certificate of Lawfulness for a proposed operation relating to the erection of a single storey side/rear extensions, front porch, sunpipes and new vehicular access with laying of associated hardstanding	No objection subject to Chiltern District Council being satisfied that the floor plan is within legally permitted limits.

7. **Chiltern District Council Delivery Development Plan Document Public Participation - Gypsy, Travellers and Travelling Showpeople's Site Options:** The options suggested for the three sites in or adjacent to Little Chalfont already referred to in item 3 above were discussed. Following a detailed discussion, it was agreed that none of the three sites is suitable for the reasons set out in attachment 1 to these minutes. The points contained therein will form the basis of the formal response to CDC which the Clerk will be asked to submit in advance of the consultation closing date (14 October 2013).
8. **Decisions of Chiltern District Council's Planning Committee:** An updated schedule had been circulated previously.
9. **Appeal notices and decisions:** The following were noted (i) CH/2012/1093/FA - Rowood Farm Burtons Lane Little Chalfont Buckinghamshire HP8 4BA – Demolition of part of existing barn and conversion of remaining barn and adjacent grooms accommodation to one three bedroom residential unit. Erection of a detached garage and stable block. Change of use of existing outbuildings to ancillary residential use including use as a bin store and recycling purposes. Appeal allowed; (ii) CH/2013/1031/FA - Homestead Burtons Lane Little Chalfont Buckinghamshire HP8 4BL - Part single storey, part two storey side/rear extension. Notice of appeal; (iii) CH/2013/0834/FA - Takahe Village Way Little Chalfont Amersham Buckinghamshire HP7 9PX - Single storey extensions to front, sides and rear, new roof and new vehicular access with laying of associated hardstanding. Notice of appeal.
10. **Licensing applications:** None.
11. **Enforcement updates:** None.

12. **Any other business:** It was noted that the following applications had been called in to be discussed at the 10 October meeting of CDC's Planning Committee: (i) CH/2013/0898/FA 27 Birkett Way, Little Chalfont (detached outbuilding) and (ii) CH/2013/0942/FA Homestead, Burtons Lane (polytunnel).

13. **Date of next meeting:** Tuesday 22 October 2013 at 7.30pm in the Village Hall.

Signed.....

Date.....

Attachment 1, 1 October 2013 Planning Committee Minutes

Little Chalfont Parish Council Planning Committee

Gypsy, Travellers and Travelling Showpeople's Site Options Public Participation -

The public participation document was discussed in detail at the 1 October meeting of Little Chalfont Parish Council. Three of the proposed sites in particular were examined in the light of (i) the site selection criteria set out in Appendix A of the document and (ii) the Core Strategy for Chiltern District. Only one of the three sites (Area 3: Honours Yard, Lodge Lane, Little Chalfont) is completely within Little Chalfont's boundaries. Of the remaining two, Site 7: South of Railway, Lodge Lane, Little Chalfont, appears to straddle the boundary although the dwellings closest to the site are within the boundary of Little Chalfont Parish Council. The final site, Area 2 : South of Raans Road, Amersham, is on land directly adjacent to Little Chalfont's western boundary. It should be noted that all the sites are privately owned. Comments on the suitability of each site are set out below:

Area 3: Honours Yard, Lodge Lane, Little Chalfont: The site is unsuitable. It is in the green belt (GB) and overlooks the area of outstanding natural beauty (AONB). There is a stated probability of contamination on the site. If the site were to be used for GGts accommodation this would result in the loss of employment land (Policy CS16 refers). The site is situated on a very narrow lane. Use of the site for GTs would damage the amenity of occupants and neighbouring residents.

Site 7: South of Railway, Lodge Lane, Little Chalfont: The site is unsuitable. It is in the green belt and AONB. The description contained under "Current use" is misleading. The land is being reinstated once the essential work on the railway is completed. Development of the site for GTs accommodation site would be to the detriment of walkers and horse riders using the adjacent footpath and their enjoyment of the tranquility of the Chiltern countryside and the AONB. The amenity of neighbouring residents would also be damaged and a development would certainly not "conserve and enhance the special landscape character, heritage, distinctiveness of the Chilterns AONB" (Policy CS22 refers). The rural, much valued, nature of the railway approach to Chalfont and Latimer station would be spoiled. The site description in the document also states that it is an Area of Critical Drainage.

Area 2: South of Raans Road, Amersham: The site is unsuitable. It is in the green belt and the Locally Important Landscape Area. As with site 7 it is within an Area of Critical Drainage. The amenity of walkers on adjacent footpaths and neighbouring residents would also be harmed. Additionally, the Chiltern Cycle Way, a designated route through the Chilterns, includes a stretch along Raan's Road which joins the road shortly before the proposed site. Increased traffic along this narrow road would increase the potential for accidents.
