

Minutes of a Meeting of Little Chalfont Parish Council Planning Committee
Held in Little Chalfont Village Hall, Cokes Lane, Little Chalfont
Tuesday 11th August 2015 at 7.30pm

Present: Cllr B Drew; Cllr I Griffiths; Cllr C Ingham; Cllr M Parker (Chairman); Cllr V Patel; Cllr G Roberts; Cllr J Walford.

In attendance: Mrs S Owens (Assistant Clerk).

Members of the public: Mrs Melanie Davis

1. **Apologies for absence:** Cllr D Rafferty
2. **Approval of the minutes of the Planning Committee meeting held on Tuesday 21st July 2015:** These were approved as a correct record and were duly signed as such by the Chairman.
3. **To accept a proposal to suspend standing orders enabling members of the public to speak (10 mins):** n/a
4. **To receive declarations of interest:** none
5. **Chairman to approve items of any other business:**
 - i. Certificate of Lawfulness for Grove Cottage, 11 Church Grove
 - ii. Roadworks on the Amersham Road
 - iii. Update on Chenies Parade
 - iv. Council issues
6. **To consider the following applications:**

Application number and address	Summary of Proposed Works	Little Chalfont Parish Council Recommendation
CH/2015/1336/FA Former Site Of Copse Hatch Burtons Lane Little Chalfont Buckinghamshire	Alterations to vehicular access including the erection of front garden wall and gate	No objection
CH/2015/1038/FA St Georges Church Site White Lion Road Little Chalfont Buckinghamshire HP7 9LW	Hybrid planning application comprising: i) application for full planning permission for single storey front, side and rear extensions, part single storey/part first floor side extension to church building landscaping and vehicular access: and ii) application for outline planning permission for site layout and access only for a residential development comprising of 5 houses and 6 flats with all other matters reserved	Little Chalfont Parish Council continues to support the plans for the redevelopment of the Church building, but has reservations about the adequacy of parking provision for the proposed housing development.

CH/2015/1315/FA Clare Cottage Burtons Lane Little Chalfont Chalfont St Giles Buckinghamshire HP8 4BA	Detached double garage	No objection
CH/2015/1332/TP Woodland Rear Of 20 To 32 Lodge Lane Adjoining New Road Little Chalfont Buckinghamshire	Crown reduction of six willow trees to rear of 21 Lodge Lane - all protected by a TPO	No comment
CH/2015/1290/FA The White House, Garden Reach, Little Chalfont, Buckinghamshire, HP8 4BE	Part two/part single storey rear extension, single storey front extension, part conversion of garage to habitable accommodation, fenestration alterations and landscaping to front	No objection
CH/2015/1344/FA 4 Chalfont House, Chalfont Station Road, Little Chalfont, Buckinghamshire, HP7 9PS	Change of use from shop (Use Class A1) to a mixed use comprising a shop and restaurant/cafe (Use Class A1/A3)	Little Chalfont Parish Council has no objection in principle to the proposed usage of the property, but requests that a condition be included in the planning permission that the restaurant facility should be limited to that proposed in the application, with no cooking of hot food permitted, and specifically that before any such commercial kitchen facility is developed, a further planning application must be submitted for approval, to address the need for attendant flues and extractors.
CH/2015/1366/FA Rosella, Nightingales Lane, Little Chalfont, Chalfont St Giles, Buckinghamshire, HP8 4SR	Replacement dwelling	Little Chalfont Parish Council objects on the grounds that the rear dormer windows would be obtrusive and lead to loss of privacy. The Council also objects to the accommodation on the first floor above the new garage wing, on the grounds that it would be obtrusive and incongruous in the street scene.
CH/2015/1420/FA Dolphin House, Burtons Lane, Little Chalfont, Chalfont St Giles, Buckinghamshire,	Two storey front extension, first floor front extension, single storey side extension, two storey rear extension	No comment

HP8 4BD		
CH/2015/1440/TP Snells Wood Court, Little Chalfont, Buckinghamshire	Felling of an oak and an ash, crown reduction of a beech and an oak and crown lifting of two beeches and an oak - all protected by a TPO	No comment

7. **To receive decisions of Chiltern District Council's Planning Committee:** The recent decisions were noted.
8. **To receive appeal notices and decisions:**
- i. Flowerdene, 60 Oakington Avenue. Appeal made to the Secretary of State.
 - ii. Land on the west side of Lodge Lane. Appeal dismissed.
9. **Licensing applications:** None
10. **Waste transfer station:** No further update, and topic to be removed as a standing agenda item.
11. **Any Other Business:**
- i. A Certificate of Lawfulness had been sought for Grove Cottage, 11 Church Grove, for the insertion of a rooflight to the side roof slope. It was agreed that the Parish Council would submit 'no comment' in the recommendations.
 - ii. The date of the A404 road works and road closure was still unknown, but it was understood it would not be before September. The official diversion would be via Denham.
 - iii. A reply had been received from CDC in response to the letter sent by Don Phillips, complaining about the Planning Inspector's decision to allow building on the Chenies Parade site. The letter had been co-signed by Cllr Drew and the LCCA. The reply said that any further correspondence on the matter would not be responded to.
 - iv. Cllr Drew raised two Council issues due to the absence of a Council meeting in August. Firstly, the fencing around the Multi Use Games Area at Westwood Park had been completed. As the work had taken considerably longer than expected, owing to previous fence posts not being removed, it was agreed that the invoice should be paid immediately upon receipt. Secondly, Cllr Drew suggested a project for submission for LAF funding. Pedestrians walking from Amersham Road to the pedestrian access through to Chessfield Park have to either walk on very rough ground or, more usually, on the road which is very narrow. The Parish Council could therefore submit a bid to make this short stretch a continuation of the footpath that comes from Amersham Road which would make it much safer for pedestrians. Ideally, the east side of the road would also be widened to allow vehicles travelling in opposite directions to pass without one having to come on to the proposed footpath. It was agreed that this submission would be made. A further suggestion for LAF funding was for a new pavement alongside the previous Donkey Field, as it had now eroded. However, it was hoped that Countrywide might repair the pavement at the end of their building project, or that CDC would make the repairs. Cllr Roberts raised concerns about road safety at the corner junction of Cokes Lane and Nightingales Lane. It was noted that there had been a couple of accidents at this junction in the previous fortnight or so. It was suggested that an application could be made for LAF funding to provide

mirrors or extra signage to warn vehicles to slow down. Cllr Walford said that vegetation needed to be cut back on the corner to aid drivers' visibility. Cllr Walford agreed to check the ownership of the vegetation and to let the Parish Clerks know. It was agreed in principle to make an application for additional road safety measures for this site, but a more definite proposal needed to be drawn up.

12. **Date of next meeting: Tuesday 1st September 2015 in Little Chalfont Library, Cokes Lane, Little Chalfont, at 7.30pm.**

Signed.....

Date.....