

Minutes of a Meeting of Little Chalfont Parish Council Planning Committee
Held at Little Chalfont Village Hall, Cokes Lane, Little Chalfont
Wednesday 11 February 2015 at 7.30pm

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

In attendance: Mrs J Mason (Clerk).

Members of the public: Mrs G Dear (from item 6 onwards).

1. **Apologies for absence:** These were received from Cllr J Walford, OBE.
2. **Approval of the minutes of the meeting held on Tuesday 20 January 2015:** These were approved as a correct record and were duly signed as such by the Chairman.
3. **Proposal to suspend standing orders enabling members of the public to speak (10 mins):** Not applicable.
4. **Declarations of interest:**
 - a) CH/2015/0002/FA: Cllr Patel declared an interest as set out in Appendix A of the Code of Conduct. This had already been disclosed to the monitoring officer. He stated that he would leave the meeting whilst this application was discussed and rejoin the committee for the following item.
 - b) CH/2015/0102/FA: It was noted that this application relates to a property owned by one of the Parish Council's contractors.
5. **Chairman to approve items of any other business** - The following items were approved:
 - a) "A" board blocking pavement outside the White Lion public house;
 - b) Possible enforcement matter in Westwood Drive
6. To consider the following applications:

Application number and address	Summary of Proposed Works	Little Chalfont Parish Council Planning Decision
CH/2015/0036/FA Copperkins, Doggetts Wood Lane, Little Chalfont, Buckinghamshire, HP8 4TH	Part demolition and replacement of existing single storey rear extension, fenestration alterations	No objection
CH/2015/0028/FA Rath Connell, Cokes Lane, Chalfont St Giles, Buckinghamshire, HP8 4TA	Two storey rear extension, roof infill alterations, front single storey extension and fenestration alterations	The Parish Council objects to the application. Although the plans have been amended following previous applications, the current proposals would still have an unduly bulky appearance and harm the character of the dwelling and the appearance of the street scene in this part of the Chilterns AONB.
CH/2015/0003/FA	Single storey side/rear extension	No objection

Velden, 34 Beel Close, Little Chalfont, Buckinghamshire, HP7 9NS		
(Cllr Patel withdrew from the meeting) CH/2015/0002/FA 68-78 Elizabeth Avenue, Little Chalfont, Buckinghamshire, HP6 6QJ	Redevelopment of site at 68-78 Elizabeth Avenue to provide a terrace of four dwellings, a three storey building comprising two retail units and six flats	No objection in principle, but the Parish Council requests that CDC ensures there is no obstruction of the existing public footpath which runs from Sandycroft Road through the site.
(Cllr Patel rejoined the meeting) CH/2014/2310/FA 40 Beechwood Avenue, Little Chalfont, Amersham, Buckinghamshire, HP6 6PN	Single storey side extension	No objection
CH/2014/2163/FA Land Off Chessfield Park To Rear Of 87 Amersham Road, Little Chalfont, Buckinghamshire, HP6 6SP	Erection of one dwelling with new vehicle access	The Parish Council objects to this proposal on the grounds of overdevelopment of an incongruously small plot with a consequent provision of inadequate amenities.
CH/2014/2134/FA 176 White Lion Road, Little Chalfont, Buckinghamshire, HP7 9NL	Redevelopment of site to provide two dwellings with associated parking and vehicular access	No objection
CH/2014/1896/FA 158 White Lion Road, Little Chalfont, Amersham, Buckinghamshire, HP7 9NQ	First floor rear extension	No objection
CH/2015/0102/FA Winnats, 37 Beechwood Avenue, Little Chalfont,	Single storey front extension, fenestration alterations	No objection

Buckinghamshire, HP6 6PN		
Land To The East Of 90, Elizabeth Avenue, Little Chalfont, Buckinghamshire	Variation of condition 10 of planning application CH/2013/1701/FA to allow single storey front extensions	No objection
CH/2014/1964/FA Newland Park, Gorelands Lane, Chalfont St Giles, Buckinghamshire, HP8 4AB	Redevelopment of site to provide 309 dwellings (Use Class C3), including new build, conversion of existing student housing blocks, Grade II listed manor house and associated buildings, erection of new fitness centre, sports facilities building (Use Class D1), sports pitches and associated landscaping.	After discussion, it was decided not to submit a response on this application, which relates to a development outside the Little Chalfont parish.
CH/2014/1965/FA Newland Park, Gorelands Lane, Chalfont St Giles, Buckinghamshire, HP8 4AB	Internal and external alterations to Grade II listed manor house to provide new residential units, refurbishment of associated garden buildings, restoration of garden wall partially enclosing historic garden to south of manor house	See above
CH/2015/0027/SA 3 Old Saw Mill Place, Little Chalfont, Buckinghamshire, HP6 6FJ	Application for a Certificate of Lawfulness for a proposed operation relating to the erection of a single storey rear extension	No comment
CH/2015/0012/SA 34 Beel Close, Little Chalfont, Buckinghamshire, HP7 9NS	Application for a certificate of Lawfulness for a proposed operation relating to roof alterations, hip to a gable, rear dormer structure with Juliet balcony, front rooflights to facilitate habitable accommodation in roofspace.	No comment

7. **Decisions of Chiltern District Council's Planning Committee:** The decisions summary sheet, which had been circulated prior to the meeting, was received and discussed.
8. **To receive appeal notices and decisions:** None.
9. **Licensing applications – Application to change licence conditions White Lion public house:** Following concerns expressed by a member of the public, the Assistant Clerk had consulted with, and received assurances from, Chiltern District Council's licensing officer. He had explained that the resultant changes would bring the licence conditions in line with recent legislation and in keeping with the pub's recent transition into an eating establishment.

10. **Local Plan – update:** Cllr Parker reported that the joint Parish Council/LCCA co-ordination group had met on 2 February. The group will prepare a Little Chalfont response based on comments received from residents following the joint letter circulated to all households in January. CDC’s closing date for comments is 6 March 2015. Cllr Parker confirmed that the Parish Council would be invited to review and amend the response before it is issued.
11. **Donkey Field – update:** Cllr Parker confirmed that parking in Burtons Lane by site workers and visitors is causing safety problems and inconvenience for drivers and pedestrians alike. The LCCA has received assurances from the developers that the on-site compound for vehicles should be finished before the end of February. In addition, it had been hoped that the extension of the double yellow lines at that end of Burtons Lane would have been completed by Buckinghamshire County Council to coincide with the start of work on the Donkey Field so helping to reduce the parking problems. Indeed, this had been the original intention. In response to his query as to why the work on the lines had not been undertaken or even started, Cllr Parker had been advised by BCC staff that they now intended to carry out the work at a later date, in conjunction with the implementation of other actions arising from the parking survey. The Council agreed that this delay and amended timetable was unacceptable and endorsed Cllr Parker’s proposed response to this effect.
12. **Any Other Business.**
- a) *“A” board blocking pavement outside the White Lion public house* – Following the Clerk’s 8 July 2014 letter to the manager of the pub, it was agreed that she should contact him again as the “A” board had reappeared in recent weeks.
 - b) *Possible enforcement matter in Westwood Drive* – Cllr Drew understood that an officer from CDC will be visiting shortly. Although such CDC involvement was the initial desired outcome, a further update would be given at the 3 March meeting.
13. **Date of next meeting:** Tuesday 3rd March 2015, in the Library, Cokes Lane, Little Chalfont at 7.30pm.

Signed.....

Date.....