

Minutes of a Meeting of Little Chalfont Parish Council Planning Committee
Held in the Village Hall, Cokes Lane, Little Chalfont
Tuesday 19th May 2015 at 7.30pm

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

In attendance: Mrs S Owens (Assistant Clerk).

Members of the public: None

1. **Apologies for absence:** None
2. **Approval of the minutes of the Planning Committee meeting held on Tuesday 21st April 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:** None
6. **To consider the following applications:**

Application number and address	Summary of Proposed Works	Little Chalfont Parish Council Recommendation
CH/2015/0858/TP Green Acres Doggetts Wood Lane Little Chalfont Buckinghamshire HP8 4TJ	Work to an oak and a willow protected by a Tree Preservation Order	This application did not require approval.
CH/2015/0789/TP Land To The East Of Burtons Lane (known As The Donkey Field) Little Chalfont Buckinghamshire	Crown reduction of an oak tree protected by a Tree Preservation Order	No comment.
CH/2015/0781/FA 3 Cavendish Close, Little Chalfont, Amersham, Buckinghamshire, HP6 6QD	Two storey side/front/rear extension and roof over porch	No objection.
CH/2015/0776/FA 23 Bedford Avenue Little Chalfont Amersham Buckinghamshire HP6 6PT	Single storey front side extension	No objection, but the Parish Council recommends that approval of the application should be conditional on the development site being properly managed and that all remaining building materials should be promptly removed upon completion.
CH/2015/0640/FA	Single storey front, single	No objection, but the Parish Council

Mulberry House Loudhams Wood Lane Little Chalfont Chalfont St Giles Buckinghamshire HP8 4AP	storey rear extension, alterations to existing roof to the front	recommends that approval of the application should be conditional on all construction vehicles, and other vehicles associated with the development, parking within the grounds of the property, and that precautions are taken during the construction period to minimise the deposit of mud and similar debris on the Lane.
CH/2015/0643/FA Mossville Cokes Lane Chalfont St Giles Buckinghamshire HP8 4TQ	Replacement dwelling with attached garage (amendment to planning permission CH/2014/2185/FA)	The Parish Council objects on the grounds of overdevelopment and the impact of the proposal on the amenity of the neighbours.
CH/2015/0681/FA Orchard Corner Cokes Lane Little Chalfont Chalfont St Giles Buckinghamshire HP8 4TX	Insertion of four dormers to create habitable accommodation in the roofspace	No objection.
CH/2015/0647/FA 33 Beechwood Avenue Little Chalfont Buckinghamshire HP6 6PN	Single storey rear extension, first floor side extension, roof and fenestration alterations	No objection.
CH/2015/0743/FA Flowerdene 60 Oakington Avenue Little Chalfont Buckinghamshire HP6 6SR	Part two storey, part single storey rear extension and front dormer window (Amendment to approved planning CH/2014/2284/FA) Second amendment received.	No objection.
CH/2015/0707/FA Honeywood 51 Chenies Avenue Little Chalfont Buckinghamshire HP6 6PW	Part two storey, part single storey. part first floor side/rear extension, infill car port to form garage, fenestration alterations and associated hard landscaping	No objection.
CH/2015/0677/FA 18 Latimer Close Little Chalfont Amersham Buckinghamshire HP6 6QS	Double storey side, single storey side extensions, extension to roof to create second floor habitable accommodation with dormers and rooflights	No objection.

7. **To receive decisions of Chiltern District Council's Planning Committee:** The recent decisions were noted.
8. **To receive appeal notices and decisions:**
 - i. **19 Latimer Close:** noted.
9. **Licensing applications:** None
10. **Waste transfer station:** Cllr Parker confirmed that he had submitted objections on behalf of the Parish Council and had received confirmation of receipt from Bucks County Council. Cllr Drew advised that he intended to attend the 27 May Bucks County Council Development Control Committee meeting on the issue.
11. **Change of use of business at Nightingales Corner:** Cllr Parker reported that the Parish Council had objected on the grounds of a contravention of planning consent, but it had been confirmed that the owners had applied for a temporary (2 year) change of use, which is allowed if the floor space to which the change of use relates is limited to no more than 150 sq m. Nevertheless, it was understood that the owners were now considering converting only half of the ground floor of the premises to a restaurant and hoped to open in two weeks.
12. **Local Plan – update:** None, but, at the request of Cllr Drew, there was a discussion about whether the Parish Council should submit an application for the Village Hall site to be taken out of Green Belt land, so that approval for the new Community Building would be easier to obtain. Cllr Drew suggested that many residents would be surprised to find that the site, which was already developed and included the library site, was categorised as Green Belt land. Cllr Parker expressed concern about the timing of any such application ahead of publication of the CDC Green Belt review, particularly in view of the policy on the preservation of Green Belt that the Parish Council had suggested in its response to the Local Plan consultation. This issue and the issue of the site being categorised as part of ancient woodland was expected to be revisited at a later date.
13. **Donkey Field update:** The development was progressing. The first two show homes were now expected to be open before the end of this year (2015).
14. **Any Other Business:** Although no topics had been noted under Item 5:
 - i. Cllr Parker reported that he had reviewed the Licensing consultation document and had found that the changes were minimal. The only change of any substance was that the proposed Statement of Principles would include reference to a new online public register which would record which betting licenses had been approved in the district. It was considered unnecessary to send a response.
 - ii. A bollard had been knocked over on Burtons Lane. BCC would be contacted to repair it.
15. **Date of next meeting: Tuesday 9th June 2015 at Little Chalfont Library, Cokes Lane, Little Chalfont, HP8 4UD at 7.30pm.**

Signed.....

Date.....