

**Minutes of a Meeting of Little Chalfont Parish Council Planning Committee
Held in the Little Chalfont Village Hall, Cokes Lane, Little Chalfont
Tuesday 20th January 2014 at 7.30pm**

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

In attendance: Mrs N Meldrum (Assistant Clerk).

1. **Apologies for absence:** Cllr D Rafferty and Cllr J Walford OBE.
2. **Approval of the minutes of the Planning Committee meeting held on Tuesday 23rd December 2014:** These were approved as a correct record and were duly signed as such by the Chairman.
3. **Suspension of standing orders enabling members of the public to speak:** Mr Clark spoke in relation to application CH/2014/2195/FA 41 Pavilion Way. He felt the proposal would have an adverse impact on his own property. Mr Aberson spoke in relation to application CH/2014/2230/FA and believed that the potential development would have an adverse impact on his property. The Chairman thanked the members of the public for their contribution and reinstated standing orders.
4. **To receive declarations of interest:** Cllr Roberts declared an interest in application CH/2014/2154 /FA and all councillors declared an interest in application CH/2014/1937/FA.
5. **Chairman to approve items of any other business:**
 - i. Issue of building work on Westwood Drive
 - ii. Information about a planning application being called in to CDC Planning Committee.
 - iii. Road signage
6. **To consider the following applications:**

| Application number and address | Summary of Proposed Works | Little Chalfont Parish Council Recommendation |
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| CH/2014/2195/FA 41 Pavilion Way, Little Chalfont, Buckinghamshire, HP6 6PZ | Single storey side / rear extension | Little Chalfont Parish Council objects on the grounds of overdevelopment and the adverse impact of the proposal on neighbouring property. |
| CH/2014/2230/FA Charlecote, Long Walk, Little Chalfont, Buckinghamshire, HP8 4AN | Replacement dwelling with parking on basement floor | Little Chalfont Parish Council objects on the grounds of the size of the proposed development and the impact on the amenity of the neighbour. In the event that planning permission is granted the Parish Council request that the conditions set out in the previous application (CH/2014/1662/FA) should be similarly applied. In addition, Chiltern District Council should consider the potential |

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| | | development of the proposed basement garage on the foundations of the neighbouring property. |
| CH/2014/2154/FA 22 Bell Lane, Little Chalfont, Buckinghamshire, HP6 6PD | Part two storey and part single storey side to rear extension | No objection. |
| CH/2014/2193/FA Larkridge, 9 Beechwood Avenue, Little Chalfont, Buckinghamshire, HP6 6PL | Two storey side extension and new pitched to existing bay window and alterations to the fenestration | No objection. |
| CH/2014/2161/FA 3 Cavendish Close, Little Chalfont, Buckinghamshire, HP6 6QD | Two storey side/front/rear extension and roof over porch | Little Chalfont Parish Council objects on the grounds of overdevelopment. |
| CH/2014/2185/FA Mossville, Cokes Lane, Chalfont St Giles, Buckinghamshire, HP8 4TQ | Replacement dwelling and erection of detached garage | Little Chalfont Parish Council objects on the grounds of overdevelopment and the impact of the proposal on the amenity of the neighbours. |
| CH/2014/2215/FA Roughwood Croft, Nightingales Lane, Chalfont St Giles, Buckinghamshire, HP8 4SJ | Replacement Greenhouse | No objection. |
| CH/2014/2261/FA Firwood, Burtons Way, Little Chalfont, Buckinghamshire, HP8 4BP | Detached outbuilding comprising double garage, workshop/storage at ground floor level and storage/hobbies room within the roof space | No objection. |
| CH/2014/2030/FA (revised application) 19 Latimer Close, Little Chalfont, Buckinghamshire, HP6 6QS | Single storey front and side extensions. Two storey front extension and first floor extension incorporating replacement roof | No objection. |
| CH/2014/2284/FA Flowerdene, 60 Oakington Avenue, Little | Part two storey, part single storey rear extension, conversion of garage to | No objection. |

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| Chalfont, Buckinghamshire, HP6 6SR | habitable accommodation and front dormer window | |
| CH/2014/1937/FA Little Chalfont Community Library, Cokes Lane, Little Chalfont, Buckinghamshire, HP7 9QA | Single storey front / side extension | No objection. |
| CH/2014/2254/FA Eastwoods, Burtons Lane, Little Chalfont, Buckinghamshire, HP6 4BL | Two storey front extension, single storey rear extension, first floor side extension, internal alterations and new dormer window to the rear of annexe | No objection. |
| CH/2014/2272/FA 72 Amersham Road, Little Chalfont, Buckinghamshire, HP6 6SL | Replacement pitched roof to existing single storey rear, new pitched roof and new porch to front, insertion of roof light and fenestration alterations | 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:** None
9. **Licensing applications:** A resident had raised that there was a application for a change in conditions at the White Lion public house. It was noted the Parish Council had not been notified about the application and the deadline was 20 January 2015. If possible, the Council would like the opportunity to comment so the Assistant Clerk agreed to contact the Licensing Department at CDC and investigate further details of the application and to find out the last date for comments.
10. **Local Plan.** Cllr Parker outlined the progress made by the Liaison Group which is working on Little Chalfont's response to the consultation on the new Local Plan. A questionnaire has been distributed to local residents and the Group will encourage further responses to the questionnaire and approach local groups such as the WI for their comments. The Liaison Group is trying to arrange a meeting with Graham Winwright of Chiltern District Council to discuss the proposals before the response to the consultation document is submitted. In response to a question, Cllr Drew confirmed that the existing Local Plan and Green Belt rules will remain in place while work on the new Local Plan is taking place.
11. **Newlands Park, Gorelands Lane development.** A meeting with the consultants for the Newlands Park development had been held prior to the Planning Committee meeting. Cllr Parker commented that the proposal to use a minibus to take residents to local train stations helped to allay concerns about the increased traffic flow within the area. Cllr Parker also

reported that the planning applications were available on the CDC planning website. It was agreed that these applications would be placed on the agenda of the next Planning Committee meeting. It was noted that the deadline for comments had passed. The Assistant Clerk agreed to check the last possible date for responses, to ensure that any comments from the Parish Council will be noted.

12. **Shop Signage.** It was reported that no further information had been obtained from CDC about the new illuminated sign in Chenies Parade. The Assistant Clerk agreed to contact CDC in advance of the next Planning Committee meeting. It was also reported that the goods from a shop in Chenies Parade were gradually encroaching further on the pavement. A general discussion about advertising boards and other shop furniture on pavements then took place. It was agreed that the Parish Clerk would contact CDC and the local technician to clarify the requirements for planning permission and /or licences are required for any such furniture.
13. **Estate agents boards – update from Cllr Drew.** Cllr Drew reported that the estate agents boards in an area of Bell Lane did appear to be changing and the volume has reduced at present. It was agreed to monitor the situation.
14. **Donkey Field update** It was reported that there had been several complaints about the parking situation adjacent to the Donkey Field since work on the development had started. Cllr Parker and Cllr Drew have both been corresponding with Paul Elkin, of the LCCA and who is liaising with the developers. It was noted that, although the contractors are making some effort to keep the road outside the site clean, the conditions of the planning permission on this aspect, and more seriously on parking restriction, are not being met. It was agreed that this failure could warrant a complaint to CDC. However, it was agreed that time would be allowed for further discussions with the developers in order to seek to resolve the current issues, but if such discussions were ineffective in the coming weeks a formal complaint would be made to CDC. On a separate but related issue, Cllr Parker reported that he had written to Bucks County Council to seek clarification on when the agreed changes with regard to the parking restrictions on Burtons Lane were now expected to be made.
15. **Any Other Business:**
 - i. **Building work on Westwood Drive** It was reported that a resident had raised an issue about a building development in Westwood Drive. It was confirmed that no planning permission had been obtained on this site. Cllr Drew will investigate and examine if the building is within the permitted development rights.
 - ii. **Planning Application CH/2014/2091/FA (Aynhoe).** It was reported that this planning application had been called in and will be considered at the CDC Planning Committee meeting on Thursday 29 January.
 - iii. **Road Signage** Cllr Drew reported that an email had been circulated from Martin Tett regarding the removal of signs which have been illegally placed. Cllr Drew commented that BCC, CDC and the parish council all have the right to take away the signs. It was recognised that while some signs should be removed, there should be some discretion operated with regard to advertising for local events. Cllr Drew agreed to seek clarification from BCC on what the limits of this campaign are.

16. **Date of next meeting: Wednesday 11 February at Little Chalfont Village Hall, Cokes Lane, Little Chalfont, HP8 4UD at 7.30pm.**

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