

**Minutes of a Meeting of Little Chalfont Parish Council Planning Committee
Held at Little Chalfont Village Hall, Cokes Lane, Little Chalfont**

Tuesday 17th May 2016 at 7.30 pm

Present: Cllr M Parker (Chairman); Cllr B Drew; Cllr D Rafferty; Cllr I Griffiths; Cllr G Roberts;
Cll J Walford and Cllr M Davis,

In attendance: Miss S Matthews (Assistant Clerk).

Members of the public: Mr J Abernethy, Mr D Reed, Mr V Thakerar and Mr and Mrs J Crawford.

1. **Apologies for absence:** Cllr C Ingham and Cllr V Patel
2. **Approval of the minutes of the Planning Committee meeting held on Tuesday 19th April 2016:** 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:** Mr Thakerar, owner of Charelcote, Long Walk informed the Planning Committee that the proposed property is a contemporary house and is lower in height and narrower in size than previous plans that have been submitted. Mr Abernethy opposed the planning application at Charelcote, Long Walk because the overall square footage is treble the size of the original building, and the proposed property would be overbearing and overshadow the neighbouring properties and it would therefore adversely affect the amenities of the neighbours.
4. **To receive declarations of interest –** Cllr Griffiths lives in Chessfield Park and his property backs on to the proposed Stony Lane planning application. He has sent a personal objection letter. Cllr Davis lives in Chessfield Park and the proposed Stony Lane planning application would adversely affect her property. Cllr Parker lives in Loudhams Wood Lane and his property backs on to the proposed planning application at 'Homestead Farm.
5. **Chairman to approve items of any other business –** None
6. **To consider the following applications:**

Application number and address	Summary of Proposed Works	LCPC Planning Committee Recommendation
CH/2016/0557/FA Charlecote, Long Walk, Little Chalfont, HP8 4AN	Demolition of existing property and erection of replacement dwelling	Little Chalfont Parish Council continue to object on the grounds of the size and obtrusiveness of the proposed development and its adverse impact on the amenity of the neighbours
CH2016/0601/FA 18 Old saw Mill Place, Little Chalfont, HP6 6PJ	Two storey side extension	No Objection

CH/2016/0667/FA Derwent House, Burtons Way, Little Chalfont, HP8 4BP	Two storey front and side extension, single storey front garage extension and insertion of eight roof lights to facilitate second floor accommodation in roof space	Little Chalfont Parish Council objects to this application on the grounds that the front extension not only protrudes much further than others generally found in this ERASC, but the proposed height of the extension would exacerbate further on the amenity of the neighbours.
CH/2016/0692/FA 8 Chandos Close, Little Chalfont, HP6 6PJ	Single storey side/rear extension and rear roof dormer structure to facilitate accommodation in roof space	No Objection
CH/2016/0659/FA 2 Chenies Avenue, Little Chalfont, HP6 6PR	Single storey front extension, single storey rear extension, conversion of integral garage to habitable accommodation	No Objection
CH/2016/0737/FA 184 Amersham Way, Little Chalfont, HP6 6SF	Single storey rear extension, increased height hipped to gable roof extension to facilitate first floor accommodation	Little Chalfont Parish Council objects to this application on the grounds that this pretty row of seven former bungalows, all have pitches roofs at the front, although these sometimes include small dormers. To bring forward the roof to a gable at the front as proposed would look bulky and incongruous in the street, and the proposed amendment relates only to the roof at the rear.
CH/2016/0716/FA 23 Westwood Drive, Little Chalfont, HP6 6RN	Single storey front/side/rear extension and alteration to existing driveway to facilitate parking	No Objection

CH/2016/0689/FA Homestead, Burtons Lane, Little Chalfont, HP8 4BL	Single storey front extension, part single part two storey side extension to include pool, gym, triple garage with office and habitable accommodation over, demolition of existing conservatory and construction of rear extension	Little Chalfont Parish Council objects to this application on the same ground as those cited by the Planning inspector on the Appeal Decision on CH/2013/1031/FA (ref APP/X0415/D/B/2204461), namely that the development would be an inappropriately large development in the Green Belt and hence it would have an adverse impact on the openness of the Green Belt, without any special circumstances that would be necessary to justify the harm caused by the development.
CH/2016/0649/FA Land off Chessfield Park to Rear of 87 Amersham Road, Little Chalfont, HP6 6SP	Erection of dwelling with new vehicular access	The Parish Council objects to this application on the grounds of overdevelopment of a very small site.
CH/2016/0549/FA Giles House, Doggetts Wood Lane, Little Chalfont, HP8 4 TH	Detached dwelling within curtilage	The Parish Council objects to this application as the proposal would be an overdevelopment of a relatively small site and would be out of keeping with the area.
CH/2016/0734/FA Land adjacent Giles House to Rear of Larksfield, Doggetts Wood Lane, Little Chalfont, HP8 4 TH	Detached single dwelling with detached garage and new access	The Parish Council objects to this application as it would have an adverse impact on the amenity of the neighbours.
CH/2016/0785/FA Rosemount, Burtons Lane, Little Chalfont, HP8 4BN	Two storey side extension, first floor rear extension, conversion of existing garage to habitable accommodation	No Objection
CH/2016/0795/FA Chalmer, 148 White Lion Road, Little Chalfont, HP7 9NQ	Erection of part two storey part single storey front/side/rear extension and demolition of existing garage	No Objection
CH/2016/0793/FA Instow, Burtons Way, Little Chalfont, HP7 9NQ	Single storey front extension and replacement garage (amendment to Planning Permission CH/2016/1482/FA)	No Objection

<p>CH/2016/0626/FA Woodruff Dell, 33 Beel Close, Little Chalfont, HP7 9NS</p>	<p>Application for a Certificate of Lawfulness for a proposed operation relating to a hipped to gable roof extension to facilitate accommodation in roof space, three roof lights to front, rear dormers structure with Juliet balcony</p>	<p>No Objection</p>
<p>CH/2016/0672/OA Land West of Stony Lane, Stony Lane, Little Chalfont, Bucks</p>	<p>Outline application for development of land to residential (up to 201 dwellings including affordable)associated infrastructure, access into Stony Lane, children’s play space and landscaping (Means of access only to be considered at this stage)</p>	<p>Cllr Parker had previously circulated a draft response which had been generally supported. He was authorised to finalise the wording and submit to CDC. The wording submitted read as follows (with the Appendices not shown here for brevity): The Parish Council objects to this application which we find flawed in principle and in detail. There are no very special circumstances that outweigh the harm to the Green Belt, nor any reasons of public interest, to justify the proposed development on this Green Belt site. Therefore the proposed development would be contrary to the NPPF and totally inappropriate. Since the site is also designated as being "for agricultural purposes " and as AONB, and there is no evidence that the development would be in the national interest, nor that no alternative site outside the Chiltern AONB is available, any such development would also be contrary to CDC's policies (CS 1, CS 22, GB2 etc). Since the application states "means of access only to be considered at this stage", the Parish Council specifically confirms its objection to the proposed means of access. The proposed access would itself cause harm to the Green Belt, such as increased traffic. Stony Lane is a narrow (single lane, in some stretches) and winding country lane which is designated by TfB as being "unsuitable for heavy goods vehicles" but which carries high volumes of traffic in both directions, particularly at morning and evening commuting times when queues of traffic approaching the A404 sometimes extend-beyond the proposed access point for the site. The junctions with both the</p>

		<p>A404 and the Latimer Road are already dangerous, particularly because many vehicles need to turn right across the main road, a common commuting direction at the junction with the A404.</p> <p>The highway problems on Stony Lane and at these junctions would be exacerbated by the proposed access and increase the harm and danger on these already often congested and dangerous carriageways. Furthermore, if more drastic changes to the nature of Stony Lane and these junctions were to be proposed to accommodate increased traffic more safely, this would result in an unacceptable urbanising effect on the local Green Belt and AONB</p> <p>For completeness, the Parish Council wishes to draw attention to the detailed comments that it submitted, jointly with the Little Chalfont Community Association, in response to the Chiltern and South Bucks Local Plan Initial Consultation (Regulation 18) Incorporating Issues & Options. These comments included opposition to any further consideration of the release from the Green Belt of this site, west of Stony Lane. The relevant section(s) of our Joint Response(s) is attached as Appendix A. As is clear from this Appendix, the Parish Council objects to any major development on this site not only because of the Green Belt and AONB status of the site and the inappropriate proposed access, but also on grounds of:</p> <ul style="list-style-type: none"> - the chronic and grave infrastructure issues that Little Chalfont already faces (schools, medical provision, parking etc) which will be unmanageable if further major development takes place in the village (hence our request that Little Chalfont ceases to be earmarked as "a main settlement for growth"; - the impact on the public right of way that runs across the site and which forms part of a fine network of walking paths through open and beautiful local countryside, attracting many [millions] of visitors and bringing economic benefits;
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		<p>- the impact on the environment; - the failure to complete a Sustainability Appraisal fit for purpose, and particularly a lack of necessary focus on the issues of drinking water and urban drainage;</p> <p>- the adverse impact on the historic settings of Latimer House and Chenies Manor. Finally, the Parish Council notes that the current application contains many factual errors and misrepresents CDC's position on the Green Belt Review. Appendix B of this objection provides a list of examples of these errors.</p>
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7. **Decisions of Chiltern District Council's Planning Committee:** The schedule, which had been circulated in advance of the meeting, was received and the content noted.
8. **Appeal notices and decisions:** It was noted that appeals had made an appeal to the Secretary of State, in respect of planning applications: CH/2016/0001/FA (Former Site of 178 White Lion Road) CH/2015/2076/FA (Charlecote) and CH/2016/0161/FA (Drum Grange). On Planning Application CH/2015/1943/FA (Sarnia) the appeal was allowed.
9. **Licensing applications:** None
10. **Proposed Waste Transfer Station at London Road East, Amersham, Bucks:** Cllr Drew informed the Committee that it is expected that BCC's approval of the development was to be subject to a Judicial Review, instigated by the local protest group known as 'The Wasters', who have asked for the Parish Council support. After discussion, the Committee decided against any financial support and any direct association with The Wasters, but the Parish Council would have no objection to the Wasters including in its submission a reference to The Parish Council's objection to the development.
11. **Amazon click and collect box in Chalfont and Latimer station car park:** Cllr Parker informed the Committee that CDC has decided not to take this query further and will close its file on this facility.
12. **Any Other Business** None
13. **Date of next meeting:** Wednesday 8th June 2016 at Little Chalfont Village Hall, Cokes Lane, Little Chalfont at 7.30pm. (Parish Council meeting to follow at 8.15am approx)

Signed.....

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