

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

Tuesday 20th September 2016 at 7.30 pm

Present: Cllr M Parker (Chairman), Cllr C Ingham, Cllr G Roberts, Cllr J Walford, Cllr M Davis and Cllr B Drew.

In attendance: Sallie Matthews (Assistant Parish Clerk)

Members of the public: None

1. **Apologies for absence:** Cllr I Griffiths, Cllr V Patel and Cllr D Rafferty
2. **Approval of the minutes of the Planning Committee meeting held on Tuesday 30th August 2016:**
Noted and Signed
3. **Proposal to suspend standing orders enabling members of the public to speak:** None
4. **To receive declarations of interest:** Re: CH/2016/1516 and 1517/FACllr Parker's property is located at the rear of Homestead. Re: CH/2016/1502/FACllr J Walford lives in Maplefield Lane
5. **Chairman to approve items of any other business:** i) Local Plan (ii) Stony Lane
iii) Framilode Flue
6. **To consider the following applications:**

Application number and address	Summary of Proposed Works	LCPC Planning Committee Recommendation
CH/2016/1442/OA Land at Rear of Alfriston and Hilltop House, Chalfont Avenue, Little Chalfont, Bucks	Outline application for the erection of a chalet bungalow (appearance only reserved for subsequent approval) and creation of new vehicular access from Elizabeth Avenue to serve 'Alfriston'	No Objection
CH/2016/1346/FA 24 Bedford Avenue, Little Chalfont, HP6 6PS	Single Storey rear extension	No Objection
CH/2016/1587/FA Westlyn, 6 Farm Close, Little Chalfont, HP6 6RH	Single storey side/rear extensions and fenestrations alterations	No Objection
CH/2016/1582/FA 9 The Hawthorns, Little Chalfont, HP8 4UJ	Single storey rear extension and fenestration alterations	No Objection

CH/2016/1592/FA High Meadow, Cokes Lane, Little Chalfont, HP8 4TA	Single storey side extension and conversion of garage into habitable accommodation	No Objection
CH/2016/1625/FA 4 Old Field Close, Little Chalfont, HP6 6SU	First floor side extension and fenestration alteration	No Objection
CH/2016/1502/FA Acre End, Maplefield Lane, Little Chalfont, HP8 4TY	Erection of a glass canopied veranda to rear of property	No Objection
CH/2016/1647/FA 33 Beechwood Avenue, Little Chalfont, HP6 6PN	First Floor extension to east elevation over existing flat roof, (Amendment to planning permission CH/2016/0647/FA)	No Objection
CH/2016/1646/FA 29 Loudhams Road, Little Chalfont, HP7 9NX	Rear infill extension (Amendment to planning permission CH/2016/2300/FA)	No Objection
CH/2016/1481/SA Marchant Towers, 14 Bedford Avenue, Little Chalfont, HP6 6PT	Application for a Certificate of Lawfulness for a proposed operation relating to roof alterations from side hip to gable and rear dormer structure with three front rooflights to facilitate habitable accommodation in roof space	No Objection
CH/2016/1614/SA 3 Chessfield Park Little Chalfont, HP6 6RU	Application for a Certificate of Lawfulness for a proposed operation relating to the conversion of the attached garage to habitable accommodation	No Objection
CH/2016/1516/FA Homestead, Burtons Lane, Little Chalfont, HP8 4BL	Construction of a new triple garage with accommodation above	See Appendix

CH/2016/1517/FA Homestead, Burtons Lane, Little Chalfont, HP8 4BL	Demolition of existing agricultural buildings and construction of 3 detached dwellings	See Appendix
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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:** CH/2016/0557/FA – Charlecote, Long Walk, Little Chalfont – Appeal Dismissed.
9. **Licensing applications:** None
10. **Street Furniture:** Cllr Parker informed the committee that he had exchanged correspondence with Mark Aughterlony, a CDC Area Planning officer, regarding the street furniture laws and regulations. The email links received from Mr Aughterlong had proved to be of little direct relevance to the issue raised but one aspect about advertising restrictions was to be investigated further in relation to the Nail bar in the village has one. Mr Aughterlong was now on leave but on his return Cllr Parker will contact him about the issue of shops using the pavement to display their wares. On a related topic, Cllr Roberts and Cllr Griffiths agreed to speak to the Age UK charity shop concerning the display of its wares on the pavement at Nightingales Corner.
11. **Neighbourhood Plan:** The committee discussed the report issued by Cllr Parker on 8 September and agreed the recommendations (i) to defer any decision on the development of a Neighbourhood Plan until CDC/SBDC’s Green Belt Preferred Options are released and reviewed: and ii) that in January 2017 a community engagement and outreach project should be established to determine the community’s issues and aspirations and decide whether a neighbourhood plan is required to address them.
12. **Any Other Business:** i) Local Plan: After discussion it was agreed to publish a separate leaflet about the next phase of Local Plan consultation rather than try to include all the details in the next Parish Newsletter. ii) Stony Lane application: It was agreed that in response to the revised highway arrangements for the proposed development, Cllr Ingham and Cllr Parker will construct the Parish Council’s comments for submission to Chiltern District Council as soon as possible. Iii) Framilode Flue – Cllr Parker informed the committee that the Chiltern District Council Enforcement Case Officer who reviewed and investigated the Parish Council’s concerns about the obtrusive flue had found that there was no case to answer. Cllr Parker agreed to inform the Enforcement Officer of the Parish Council’s disappointment with the decision and seek its review. Cllr Drew informed the committee that the Framilode owners have recently planted saplings on the grass verge outside the perimeter fence. Cllr Parker agreed to include in his response to CDC an enquiry about the need for authority from the owners of the land for the planting of the saplings.
13. **Date of next meeting:** Wednesday 1^{2th} October 2016 at Little Chalfont Village Hall, Cokes Lane, Little Chalfont at 7.30pm.

Signed.....

Date.....

Appendix:

CH/2016/1516/FA Homestead, Burtons Lane, Little Chalfont HP8 4BL: The Parish Council objects to this application, which does not acknowledge that the proposed development is in the Green Belt on agricultural land.

According to para 88 - of the National Planning Policy Framework (NPPF), CDC must ensure that substantial weight is given to any harm to the Green Belt. Although para 89 of the NPPF specifies certain exceptions that might permit the construction of new buildings in the Green Belt, there is no exception which permits the development in the Green Belt of a new, stand alone building, as distinct from an alteration, extension or replacement of an existing building. Similarly, and consistent with the NPPF, CDC's Local Plan Policy GB2 prohibits inappropriate development in the Green Belt, and none of that Policy's exemptions permit the development of a new (not a replacement) habitable building which would impact adversely on the Green Belt landscape.

The Parish Council considers that the proposed "triple garage with accommodation above" would not be a proportionate addition, nor clearly subordinate in scale, to the main house and that its development would be an unacceptable intrusion into the Green Belt.

This application should be rejected but, if approval is given, the Parish Council requests that such approval should be conditional on this building never becoming a dwelling and the agreement that there must be no conversion of all or any of the triple garage space into habitable space at any time in the future.

CH/2016/1517/FA Homestead, Burtons Lane, Little Chalfont HP8 4BL: The Parish Council objects to this application, which does not acknowledge that the proposed developments are in the Green Belt on agricultural land.

According to para 88 of the National Planning Policy Framework (NPPF), CDC must ensure that substantial weight is given to any harm to the Green Belt.

The NPPF clearly states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances and such circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations. In this case, the applicant makes no claim of very special circumstances, and indeed no such circumstances exist, that would warrant the proposed development.

Para 89 of the NPPF specifies the exceptions that might permit the construction of new buildings in the Green Belt, but none of the exceptions apply (nor are they

claimed by the applicant). Similarly, and consistent with the NPPF, CDC's Local Plan Policy GB2 prohibits inappropriate development in the Green Belt, and none of that Policy's exemptions apply or are claimed.

On points of detail of the application, although dimensions are not given, from the scale provided, the ridge heights of the proposed new houses are more than twice that of the non-habitable barns (buildings 1,3 and 4) and also significantly higher than the formerly Dutch barn (non-habitable building 2) they are proposed to replace. The proposed houses are materially larger than the existing agricultural buildings. Furthermore, the proposed gardens would project into the Green Belt (particularly as viewed from Burtons Lane). The development would be intrusive in the landscape, introducing unwelcome urban features, associated with family living, into the Green Belt, and the development would also adversely impact on the amenities of immediate neighbours on Loudhams Wood Lane.

In summary, the proposed development would be an inappropriate development, harmful to the Green Belt, and contrary to CDC's Development Plan and the NPPF, with no mitigation of the harm it would do to the Green Belt and other harm the development would cause.

This application should be rejected.