

**Minutes of a Meeting of Little Chalfont Parish Council Planning Committee
Held at Little Chalfont Community Library, Cokes Lane, Little Chalfont
Tuesday 2nd May 2017 at 7.30 pm**

Present: Cllr M Parker (Chairman), Cllr G Roberts, Cllr I Griffiths, Cllr B Drew, Cllr V Patel, Cllr C Ingham, Cllr J Walford, Cllr M Davis and Cllr D Rafferty

In attendance: Sallie Matthews (Assistant Parish Clerk)

Members of the public: Dr Lemoniatis, Mrs Lemoniatis and Master Lemoniatis.

1. **Apologies for absence:** None
2. **Approval of the minutes of the Planning Committee meeting held 4th April 2017:** Approved and signed
3. **Proposal to suspend standing orders enabling members of the public to speak:** Dr Lemoniatis owner of Hullavington, Burtons Lane, informed the committee that planning application CH/2016/2222/FA, a detached a detached "pod" outbuilding, had been a family project, and was made of natural cedar wood which blends into the woodland environment and over time would turn to a silver colour. In response to Cllr Parker's question about its location, Dr Lemoniatis stated that the location was largely dictated by the trees and overhanging branches in that area of his garden, and although it is 4.2 metres in height, the pod was about 20 metres from his neighbour's boundary.
4. **To receive declarations of interest:** None
5. **Chairman to approve items of any other business:** 37 Church Grove proposed by Cllr Ingham
6. **To consider the following applications:**

Application number and address	Summary of Proposed Works	LCPC Planning Committee Recommendation
CH/2017/0457/FA Grays, 78 Amesham Road, Little Chalfont, HP6 6SL	Replacement single storey rear extension, creation of a new side access door	No Objection
CH/2017/0490/FA Homestead, Burtons Lane, Little Chalfont, HP8 4BL	Conversion of an outbuilding to a self-contained dwelling	The Parish Council objects to this proposal, principally because the proposed development would be inappropriate and would result in a reduction of the openness of the Green Belt, and very special reasons, necessary under paragraph 88 of the National Planning Policy Framework to justify the harm to the Green Belt, do not exist. The Parish Council wishes CDC to note that, in support of the application, the (revised) Planning Statement includes several claims, without supporting evidence, and which the Parish Council disputes, on the grounds

		<p>indicated below:</p> <ol style="list-style-type: none"> 1. "The building to be converted is a cottage in residential use." and "The building is in residential use."From consultation with neighbours of the site, we understand that the building has not been in residential use for at least 10 years, and in living memory it was only ever used as a tack room. (In this context, it is noted that the application initially referred to the conversion of a building, not a cottage, and also that the application includes the raising of the eaves height of the existing cat-slide roof by circa 0.9m to allow more headroom in the "kitchen", claimed on p5 (or is it " about 0.5 metres - claimed on p9?)) 2. "The proposed development would not extend beyond the historical residential curtilage of the existing main dwelling." <p>The applicant has previously made claims, without evidence, in relation to the curtilage of the main residence (such a claim being challenged by CDC under application CH/2016/1062/FA and in relation to which the Parish Council is currently unaware of any validating evidence being provided to CDC). Yet further claims of the residential curtilage are claimed in the current application, again without evidence. If there remains doubt about this curtilage, the Parish Council suggests the need for a separate application for a change of use of the land, from agricultural to residential. In any case, the gardens, and the associated boundary enclosures/fencing, of the proposed dwelling would represent an encroachment into the currently largely open countryside, at present enjoyed by the residents of properties adjacent to Homestead Farm and walkers in Burtons Lane. Consequently, the proposed dwelling would result in a reduction of the openness of, and unacceptable harm to, the Green Belt.3. "the adjoining barns have prior approval to convert to residential use. The proposed development would therefore be seen within this context of residential uses."</p>
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		As has been recorded by a CDC Case Officer in consideration of a previous application for this site, the barn conversions (CH/2016/0845/PNAD and CH/2016/0843/PNAD), were conditionally approved as "permitted developments and because they would not fundamentally alter the form, scale and appearance of the agricultural buildings". This view is confirmed by the Inspector in the Appeal Ref: APP/X0415/W/16/3160901, who stated " these prior approvals do not ...establish the principle of further residential development at the appeal site". Finally, the site plan does not show the proximity of the proposed development plot to the "adjoining" permitted development CH/2016/0843/PNAD, so the potential implications of the current application for the amenities of residents of the barn conversion property are difficult to assess.
CH/2017/0470/EU GE Healthcare, Pollards Wood, Nightingales Lane, Little Chalfont, HP8 4SP	Application for a Certificate of Lawfulness for existing development relating to the use of the land and buildings on the site as Use Class B1 Business Use (Offices/Light industrial	No Comment
CH/2017/0541/VRC Little Pollards, Nightingales Lane, Little Chalfont, HP8 4SN	Variation of condition 3 of planning permission CH/2014/0498/FA to allow for an amended design of the first floor side extension	No Objection
CH/2017/0400/FA 93 Sandycroft Road, Little Chalfont, HP8 4SN	Single storey side and rear extension	Although the Parish Council would not object to the current application in isolation, the Parish Council considers that the proposal would be an overdevelopment of the site if account is taken of the very large (breeze block and wood) existing outbuilding for which the Parish Council cannot trace any planning permission

CH/2016/2222/FA Hullavington, Burtons Lane, Little Chalfont, HP8 4BA	Erection of detached outbuilding (retrospective)	No Objection
CH/2017/0586/FA Thornfield, Doggetts Wood Lane, Little Chalfont, HP8 4TH	Single storey front extension	No Objection
CH/2017/0582/FA 1 Chandos Close, Little Chalfont, HP6 6PJ	Rear dormer structure with two Juliet balconies, two front rooflights to facilitate habitable accommodation in roofspace and replacement of conservatory roof with tiles	No Objection
CH/2017/0630/FA 23 Bedford Avenue, Little Chalfont, HP6 6PT	Detached Outbuilding	No Objection
CH/2017/0631/SA 23 Bedford Avenue, Little Chalfont, HP6 6PT	Demolition of existing garage and erection of detached outbuilding	No Objection
CH/2017/0622/FA 89 Oakington Avenue, Little Chalfont, HP6 6SR	First floor rear extension	No Objection
CH/2017/0595/FA Manor View Court, 178 White Lion Road, Little Chalfont, Bucks	Insertion of four rooflights to facilitate conversion of roofspace to a studio flat (part-retrospective)	The Parish Council continues to consider that the configuration of the basement parking is defective and therefore that the proposed additional allocation of a parking space for the latest proposed development should not meet the expected parking standard and would lead to increased pressure on on-street parking spaces.

CH/2017/0623/FA Bendrose Laurels, White Lion Road, Little Chalfont, HP7 9LJ	New mansard roof with increased roof height and side dormer windows to facilitate extended first floor accommodation, single storey front and rear extensions	No Objection
CH/2017/0687/FA 12 Bedford Avenue, Little Chalfont, HP6 6PT	Demolition of garage to facilitate a single storey side/rear extension	No Objection

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 the decisions on Planning Applications CH/2016/1984/FA-Homestead, Burtons Lane, Little Chalfont, HP84BL and CH/2016/1407/FA-2 Station Approach, Little Chalfont, HP7 9PR have gone to Appeal, and the Appeal on CH/2016/2160/FA- Bendrose Grange, White Lion Road, Little Chalfont, HP7 9LJ has been dismissed.
9. **Licensing applications:** None
10. **Any Other Business:** 37 Church Grove: Cllr Ingham informed the committee that the building materials were still in situ. The clerk stated that a letter will be sent within the next week to remind the owner of the Parish Council's request to remove the offending materials.
11. **Date of next meeting:** 23rd May 2017 at Little Chalfont Village Hall, Cokes Lane, Little Chalfont, Bucks at 7.30pm.

Signed.....

Date.....