

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

**Tuesday 3<sup>rd</sup> January 2017 at 7.30 pm**

**Present:** Cllr M Parker (Chairman), Cllr I Griffiths, Cllr G Robert, Cllr V Patel, Cllr C Ingham and Cllr D Rafferty

**In attendance:** Sallie Matthews (Assistant Parish Clerk)

**Members of the public:** Mr Peter Genders, Mr and Mrs Marshall and Cllr D Phillips

1. **Apologies for absence:** Cllr J Walford, Cllr B Drew and Cllr M Davis
2. **Approval of the minutes of the Planning Committee meeting held on 14<sup>th</sup> December 2016:**  
Approved and Signed
3. **Proposal to suspend standing orders enabling members of the public to speak:** Mr Marshall, owner of Latimer Lodge, spoke of his objections on Planning application CH/2016/2220/FA. These were summarised as the size and dimensions of the proposed property being out of proportion to current properties in the neighbourhood; an overbearing impact on immediate neighbours; and the design is out of keeping with the surrounding area which is designated as an ERASC. He also said that a number of trees on his land which have a TPO would be affected by the development of foundations for the proposed swimming pool. Mr Genders, owner of Little Warren, also spoke of his objections to Planning application CH/2016/2220/FA. His issues were that the build is bulky and would overbear on his property; the style and visual appearance of the house which is out of character with the neighbourhood; and the proposed build is close to his boundary and would cause a significant loss of natural light into his kitchen.
4. **To receive declarations of interest:** Cllr Parker's disabled son is a neighbour of Planning application CH/2016/2187/SA
5. **Chairman to approve items of any other business:** Yellow Lines in Chessfield Park
6. **To consider the following applications:**

Application number and address	Summary of Proposed Works	LCPC Planning Committee Recommendation
CH/2016/2210/VRC Rosella, Nightingales Lane, Little Chalfont, HP8 4SR	Application for variation of condition 11 of planning permission CH/2015/1366/FA to allow alteration to rear dormers with additional dormer to garage	Little Chalfont Parish Council continues to object to this application. In the latest amendment the rear dormer windows, which we have argued would cause loss of privacy, have been enlarged. We also remain of the view that the accommodation over the extended garage wing

		would be out of keeping with the street scene.
CH/2016/2220/FA Braeside, Burtons Lane, Little Chalfont, HP8 4BS	Two storey side extension, insertion of front and rear roof dormer windows	The Parish Council objects to this application. The proposed design of the development would be inconsistent with those of other residences in the immediate ERASC neighbourhood and would detract from the setting of the Grade II listed barn on the directly opposite side of Burtons Lane. The proposed 3.6 metre height of the walls of both the proposed garage complex and the swimming pool complex and positioning close to each neighbour's boundary, would result in a visually intrusive development and a significant loss of daylight, particularly to the living accommodation of Little Warren. Furthermore, the construction of the proposed swimming pool would be likely to impact adversely on adjacent trees which are subject to preservation orders and part of the attractive setting of the ERASC.
CH/2016/2271/FA Cherry Garth, Cokes Lane, Little Chalfont, HP8 4TX	Two storey side extension, insertion of front and rear roof dormer windows	No Objection

CH/2016/2278/FA Holkam, 38 Westwood Drive, Little Chalfont, HP6 6RJ	Single Storey front/side/rear extension	No Objection
Ch/2016/2273/FA The Iain Rennie Hospice Shop, Chenies Parade, Little Chalfont, HP7 9PH	Single storey rear extension and solid roller shutter (Amendment to planning permission CH/2016/1612/FA	No Objection
CH/2016/2281/FA Land adjacent to Tanglin, Cokes Lane, Little Chalfont, HP8 4TX	Sub division of plot to facilitate erection of a detached dwelling with associated landscaping and hardstanding	No Objection - Although the plans were presented in an unusual format, the Parish Council has no objection in principle but recommends that any approval should be conditional on brickwork, roofing and paving materials being selected to match those of the existing residence and/or those of the immediate neighbours' residences.
CH/2016/2187/SA 20 Chalfont Avenue, Little Chalfont, HP6 6RD	Application for a Certificate of Lawfulness for a proposed operation relating to the creation of new vehicular access and parking	The Parish Council urges the District Council to reject this application. The proposed development would be out of character with the street scene and would set an unwelcome precedent and adversely affect the amenities of the first floor maisonette, No 21, which shares the same site as No 20. It would also adversely affect the intentions of the residents' parking permit project which is imminently to be introduced for

		<p>residents of the block of maisonettes of which No 20 forms a part. It would also create highway problems on Chalfont Avenue, a busy road because of its proximity to Chalfont &amp; Latimer station. The Parish Council understands that the Highway Authority's advice is to be revised to reflect these concerns and that the Licensing Officer would not authorise an application for the proposed vehicle access (suggested as an Informative by the Highways Authority) because of the direct conflict with the residents' parking scheme and for safety reasons because the proposed access is within 10 metres of the bus stop on Chalfont Avenue.</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:** None
- 9. **Licensing applications:** None
- 10. **Any Other Business:** Cllr Griffiths asked if it was intended that existing yellow lines would be renewed when new yellow lines are painted in Chessfield Park. It was noted that following a discussion at a recent Parish Council meeting the Parish Clerk had requested Councillors to advise her of yellow lining in need of renewal. The clerk would add Chessfield Park to this list.
- 11. **Date of next meeting:** 2<sup>4th</sup> January 2017 at Little Chalfont Village Hall, Cokes Lane, Little Chalfont, Bucks at 7.30pm  
**Signed**.....  
  
**Date**.....