

Minutes of a Meeting of Little Chalfont Parish Council Planning Committee
Held at Little Chalfont Village Hall, Cokes Lane, Little Chalfont
Wednesday 12th July 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: None

1. **Apologies for absence:** None
2. **Approval of the minutes of the Planning Committee meeting held 14th June 2017:** Approved and signed
3. **Proposal to suspend standing orders enabling members of the public to speak:** Not Applicable
4. **To receive declarations of interest:** Cllr Patel declared an interest on item 11 on the Planning Agenda. Cllr Parker declared an interest on planning application CH/2017/1092/PND. All Councillors declared a collective interest on planning application CH/2017/1013/FA.
5. **Chairman to approve items of any other business:** i) Planning application: CH/2017/1092/PND, Homestead, Burtons Lane, Little Chalfont, HP8 4BL. ii) GE Healthcare. iii) Certificates of Lawfulness.
6. **To consider the following applications:**

Application number and address	Summary of Proposed Works	LCPC Planning Committee Recommendation
CH/2017/0985/FA Kendalmead, Burtons Lane, Little Chalfont, HP8 4BA	Roof alterations including increased ridge height and dormer window, part two storey part single storey front/side/rear extension, single storey front (porch) extension, fenestration alterations, conversion of garage to habitable accommodation and erection of detached 2 bay garage with room above	The Parish Council does not object in principle to the proposed development but supports the neighbour's concern about the loss of privacy from the proposed "glazed" window on the south eastern elevation and suggests that any approval should be conditional on obscured glass being required for all windows on that flank.
CH/2017/0939/FA Chenies Place, Harewood Lane, Little Chalfont, HP8 4UB	Detached garage incorporating habitable accommodation above new vehicular access	The Parish Council objects to this proposed development which would conflict with the prevailing character of the ERASC and be visibly intrusive for neighbouring properties and impact adversely on the street scene
CH/2017/1013/FA 35 Chenies Avenue, Little Chalfont, HP6 6PP	Single storey rear extension, two rear roof lights to facilitate habitable accommodation in roofspace and alterations to front elevation, including conversion of garage to habitable accommodation. Loft conversion	No Objection

CH/2017/1002/VRC Waverley, Harewood Road, Little Chalfont, HP8 4UB	Application to vary condition 12 of planning permission CH/2015/0518/FA to enable implementation of a modified roof design to single storey side/rear element	No Objection
CH/2017/1031/FA 10 Chandos Close Little Chalfont, HP6 6PJ	Replacement dormer windows	The Parish Council does not object in principle to the proposed development but supports the neighbour's concern about the loss of privacy from the operation of the proposed dormer window on the north west elevation. Although the CDC website fails to show the detail of the neighbour's objection, the Parish Council understands that the neighbour has concerns that the existing lack of privacy will be exacerbated by the proposed change so the Parish Council suggests that any approval should be conditional on an appropriate restriction being placed on the extent of opening of the proposed dormer window.
CH/2017/0965/FA 23 The Bramblings, Little Chalfont, HP6 6FN	Single storey rear extension	No Objection
CH/2017/1119/FA The Windhover, Burtons Way, Little Chalfont, HP8 4BP	Demolition of existing front dormer window and porch piers, and replacement with new clay tile cladding to top section of existing front gable	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 appeal on Planning Application CH/2016/1984/FA, Homestead, Burtons Lane, Little Chalfont, HP8 4BL has been dismissed. It was also noted that Planning application CH/2017/0808/FA, Braeside, Burtons Lane, Little Chalfont, HP8 4BS will be discussed at Chiltern District Council's Planning Committee on the 20th July 2017
9. **Licensing applications:** None
10. **Efes Wine and Tapas Bar:** Councillors discussed the response received from the owners and it was agreed that it was unsatisfactory. The Clerk was asked to write another letter to the owners to explain the action that the Parish Council expects to be taken to address the potential licensing and extraction issues.
11. **Proposed development at 68-70 Elizabeth Avenue, Little Chalfont, Bucks:** It was noted that the Parish Council had been notified by Paradigm that no development will take place in the next 6-9 months at this site. Cllr Patel requested that the Clerk should write to Paradigm to request that the land behind the garages should be cleared as it is very overgrown and is being used as a dumping ground. This suggestion was unanimously agreed.

12. **Any Other Business.** i) Cllr Parker gave the background to this Planning Application which had not been identified for the Committee's previous agenda, and advised that although the standard consultation expiry date had been 4 July, he had been informed that it was not too late for the Parish Council to submit a comment to CDC. After discussion, it was agreed to submit the following response: CH/2017/1092/PND, Homestead, Burtons Lane, Little Chalfont, HP8 4BS: The Parish Council objects to the proposed redesign of the previously proposed Class Q Permitted Development. The grounds for objection are the impact of the revised proposal on the amenities of the neighbours immediately to the north of the development (on Loudhams Wood Lane) and the lack of clear provision for parking on the site which is claimed as the curtilage of the barn. The previous application (CH/2016/0843/PNAD) included on the northern wall looking towards the neighbours only a ground floor patio door, with the principal windows of the property situated on the southern and western elevations. The revised application proposes many more windows on the northern elevation including several on the first floor overlooking the rear gardens of the neighbours. On parking provision, whereas the already approved conversion incorporated a garage within the converted barn, the latest application does not have an integral garage and does not appear to indicate any parking provision. It is noted also that the implied outside parking on the site will increase the urban appearance of the development and detract from the openness of the Green Belt in which the barn is located. ii) GE Healthcare: Cllr Griffiths raised concerns regarding the boarding running on the boundary of GE Healthcare. The concerns being the height, colour and was it going to be temporary. It was agreed that Cllr Parker would contact Roger Funk of the LCCA to see if they could ask their contact at GE Healthcare, if there are going to be any changes made to the colour in particular. iii) Certificates of Lawfulness: CH/2017/1098/EU, Deborahs Beauty Boutique, 10 Nightingales Corner, Little Chalfont, HP7 9PZ – No Comment, CH/2017/1044/1045/SA, Finch Cottage, Finch Lane, Little Chalfont, HP7 9LU – No Comment.
13. **Date of next meeting:** 1st August 2017 at Little Chalfont Community Library, Cokes Lane, Little Chalfont, Bucks at 7.30pm. (Cllr Parker sends his apologies in advance.)

Signed.....

Date.....