

**Minutes of a Meeting of Little Chalfont Parish Council Planning Committee
Held at Little Chalfont Village Hall, Cokes Lane, Little Chalfont
Wednesday 13th September 2017 at 7.30 pm**

Present: Cllr G Roberts; Cllr C Ingham; Cllr M Parker (Chairman); Cllr D Rafferty; Cllr B Drew, Cllr V Patel, Cllr M Davis

In attendance: Sallie Matthews (Assistant Parish Clerk)

Members of the public: None

1. **Apologies for absence:** Cllr Griffiths and Cllr Walford.
2. **Approval of the minutes of the Planning Committee meeting held 22nd August 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:** None
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/2017/1356/FA 19 Linfields, Little Chalfont, HP7 9QH	Single storey front porch extension	The Parish Council objects on the grounds that the proposed development would be incongruous in the currently uniform street scene.
CH/2017/1451/FA 80 Bell Lane, Little Chalfont, HP6 6PF	Two storey and single storey rear extensions	No Objection
CH/2017/1420/FA Chalfont Manor, Nightingales Lane, Little Chalfont, HP8 4SN	Erection of a four bay single storey garage adjacent to dwelling	The Parish Council has no objection provided that the District Council is satisfied that its Policy H4 is satisfied.

CH/2017/1501/FA 9 The Retreat, Little Chalfont, HP6 6SS	Single storey rear extension, four dormer windows (one to each front/rear and both sides) to facilitate habitable accommodation in the roof space.	The Parish Council objects on the grounds that the proposed dormer windows would impact adversely on the privacy of the neighbours and that the very large first floor extension would be out of character with the street scene.
CH/2017/1487/FA 9 Linnet Avenue, Little Chalfont, HP6 6FR	Single storey rear extension	No Objection
CH/2017/1464/FA Carclew, 6 Loudhams Road Little Chalfont, HP7 9NY	Demolition of existing buildings erection of two detached dwellings	Although the Parish Council has no objection in principle to the concept of the development of two dwellings on the site, the Parish Council objects to the excessive size of the houses proposed in this application.
CH/2017/1525/FA 7 Amersham Road, Little Chalfont, HP6 6SE	New vehicular access	No Objection
CH/2017/1537/FA Swanston, Burtons Way, Little Chalfont, HP8 4BP	Replacement Dwelling	No Objection
CH/2017/1534/TP Brackenby, Doggetts Wood Lane, Little Chalfont, HP8 4TJ	Felling of a cypress protected by a Tree Preservation Order	No Comment
CH/2017/1573/FA Bendrose Laurels, White Lion Road, Little Chalfont, HP7 9LJ	Dormer windows on side elevations, replacement conservatory, single storey front extension, fenestration alterations	No Objection
CH/2017/1272/FA Windy Ridge, 34 Loudhams Road, Little Chalfont, HP7	Conversion of bungalow to a two storey dwelling	Permission already Permitted

9LJ		
CH/2017/1601/FA The Gate House, Pollards Park, Nightingales Lane, Little Chalfont, HP8 4SN	Single storey rear extension, first floor extensions over front entrance, fenestration alteration to north-east elevation, additional roof windows to south west elevation	No Objection
CH/2017/1604/FA 20 Loudhams Road, Little Chalfont, HP7 9NY	Single storey side extension, fenestration alterations	No Objection
CH/2017/1622/FA Latcha, 10 Amersham Road, Little Chalfont, HP6 6SE	Demolition of existing chalet bungalow and associated outbuildings. Construction of replacement chalet bungalow.	The Parish Council objects on the grounds of overdevelopment by extending the proposed extension too far back into the site.
CH/2017/1607/FA 19 Oakington Avenue, Little Chalfont, HP6 6SY	Single storey rear extension, single storey front and side extension, front/side/rear loft extension including the removal of chimney, fenestration alterations	The Parish Council objects on the grounds that the side extension reaches to the border and would overbear on the house next door. The proposed two-storey gable at the front would be incongruent with the street scene which is characterised by pitched front roofs where upper storeys exist.
CH/2017/1608/SA 19 Oakington Avenue, Little Chalfont, HP6 6SY	Application for a Certificate of Lawfulness for a proposed operation relating to the erection of two side dormers	It is not for the Parish Council to comment on the lawfulness of this proposal, but the council notes that windows in the proposed dormers would directly overlook ground floor windows in the neighbouring houses.

CH/2017/1589/FA 27 Loudhams Road, Little Chalfont, HP7 9NX	Part single/part two storey front side rear extensions, two rear rooflights and fenestration alterations to facilitate habitable accommodation in roofspace, and increased dropped kerb with associated hardstanding	No Objection
CH/2017/1523/FA Totteridge, Long Walk, Little Chalfont, HP8 4AW	Application for a Certificate of Lawfulness for a proposed operation relating to a front infill extension	No Comment
CH/2017/1569/PNO Pollards Wood, Nightingales Lane, Little Chalfont, HP8 4SP	Prior Notification under Class O of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015- Change of Use from office (use Class B1(a) to eighty three residential units (Use Class C3)	No Comment

7. **Decisions of Chiltern District Council's Planning Committee:** The schedule, which had been circulated in advance of the meeting, was received and content noted.
8. **Appeal notices and decisions:** It was noted that the appeal on Planning Application CH/2017/0391/FA (The Shieling, Village Way, Little Chalfont), had been allowed, and that, Planning Application CH/2017/0925/FA (Rowood Farm, Burtons Lane, Little Chalfont, HP8 4BA) will be considered by Chiltern District Council Planning Committee on Thursday 21st September 2017.
9. **Licensing applications:** None
10. **Efes Wine and Tapas Bar:** The Assistant Clerk reported that the owner of Efes Wine and Tapas Bar had been in contact with the Parish office on Monday 11th September to advise that he was having a meeting with Chiltern District Council regarding the consent issues raised by the Parish Council. Councillors agreed that if no further update is provided by 20th September the Parish Council should refer the issue to Planning Enforcement at Chiltern District Council.
11. **Any Other Business:** None
12. **Date of next meeting:** 3rd October 2017 at Little Chalfont Community Library, Cokes Lane, Little Chalfont, Bucks at 7.30pm. (Cllr Parker gave advance apologies for absence).

Signed.....

Date.....