

**Minutes of a Meeting of Little Chalfont Parish Council Planning Committee
Held at Little Chalfont Community Library, Cokes Lane, Little Chalfont
Tuesday 5th June 2018 at 7.30 pm**

Present: Cllr M Parker (Chairman), Cllr B Drew, Cllr Patel, Cllr D Alexander, Cllr M Crowe and Cllr D Rafferty

In attendance: Sallie Matthews (Assistant Parish Clerk)

Members of the public: Mr T Ipoly, Anne Lovegrove

1. **Apologies for absence:** Cllr I Grffiths, Cllr C Ingham and Cllr J Walford
2. **Approval of the minutes of the Planning Committee meeting held 9th May 2018:** Approved and signed.
3. **Suspension to standing orders enabling members of the public to speak:** Mr Ipoly of 112 Elizabeth Avenue, Little Chalfont, objected to Planning application CH/2018/0479/FA, Leenane, 22 Chenies Avenue, Little Chalfont, HP6 6PP. Included in his list of grounds for objection were loss of privacy, loss of natural light, overdevelopment of the plot, also concerns over the drainage and additional traffic hazard at the junction of Chenies Avenue and Elizabeth Avenue which is already considered locally to be an accident hot spot. Mr Ipoly's comments were supported by Ann Lovegrove.
4. **To receive declarations of interest:** Cllr Drew lives on Elizabeth Avenue near Chenies Avenue. Cllr Ingham lives on Church Grove and the rear of his property backs on to Amersham Road.
5. **Chairman to approve items of any other business:** (i) Broadband Issue, (ii) Roadworks, (iii) 29 Pavilion Way
6. **To consider the following applications:**

Application number and address	Summary of Proposed Works	LCPC Planning Committee Recommendation
CH/2018/0688/FA Beech Cottage, 54 Amersham Road, HP6 6SN	Single storey rear extension incorporating roof lantern, single storey side/rear extension and conversion of garage to habitable accommodation, first floor rear extension and alterations to existing front bay windows.	No Objection
CH/2018/0636/FA Byeways, Cokes Lane, Little Chalfont, HP8 4TX	Part single part two storey side extensions.	The Parish Council has no objection in principle to the proposal, but has concerns about the apparent proximity (distance unclear from the drawings) of the first floor extension to the boundary and this feature being overbearing on the immediate neighbours.

CH/2018/0754/FA Kingscote, 56 Amersham Road, Little Chalfont, HP6 6SN	Single storey side/rear infill extensions incorporating rooflights, part conversion of garage into habitable space following with demolition of existing flat roof and part garage.	No objection, but CDC is requested to take account of the neighbour's concerns about the routing of the sewerage pipes
CH/2018/0735/FA 7 Westwood Drive, Little Chalfont, HP6 6RJ	Garage conversion, single storey side extension and front porch.	No Objection
CH/2018/0691/FA 33 Westwood Drive, Little Chalfont, HP6 6RN	Single storey front porch extension and loft conversion to habitable accommodation incorporating rear dormer and front rooflights.	No objection, but CDC's attention is drawn to the building works being already in progress, in anticipation of approval.
CH/2018/0733/FA The Return, 194 White Lion Road, Little Chalfont, HP7 9NU	Part single, part two storey front side rear extensions, internal alterations and reconfiguration of driveway	No Objection
CH/2018/0673/FA City Gate Chalfont Workshop, Chalfont Station Road, Little Chalfont, HP7 9PN	Demolition of existing buildings and redevelopment of site to provide a three storey building comprising two office units with eight residential units above, and a three storey building comprising four live-work units, with associated parking, landscaping and alterations to existing vehicular access (resubmission of CH/2015/2345/FA)	Although the proposed design of the building is more acceptable than the previous application for this site, the Parish Council objects to this application on the grounds of inadequate parking provision for the proposed occupation of the development - which would add to the chronic problem of inadequate parking provision in the village - and the lack of safety of the proposed access to the parking, both at the front and rear of the development. The proposals do not make clear whether or not it is intended to extend the dropped kerbs at the front of the building, already inappropriately within the zig zag lines for the adjacent pedestrian crossing, but any

		such extension would increase the road hazard at the junction opposite for the entrance to Chenies Parade. Access to parking at the rear of the building is proposed via an inadequate single lane drive again close to the same hazardous junction. The Parish Council also has concerns about the proposal's effect of reducing the allocation of floor space for business use in the village and the consequent threat to the viability and vitality of the Little Chalfont shopping area.
CH/2018/0767/FA Corylus, Burtons Way, Little Chalfont, HP8 4BP	Two storey front and part single/part two storey side extensions.	The Parish Council continues to object to this slightly revised application on the grounds that both the siting and the bulk of the proposed integral garage, which includes first floor accommodation, would be obtrusive and out of character
CH/2018/0479/FA Leeanne, 22 Chenies Avenue, Little Chalfont, HP6 6PP	Demolition of existing building and erection of 1 x 5 bedroom dwelling, 1 x 4 bedroom dwelling and 1 x 3 bedroom bungalow	The Parish Council continues to object to this now-revised application on the same grounds as our objection to the previous proposals: the proposals would represent an overdevelopment and overcrowding of the plot, with overbearing properties out of character with most in the area; the proposed density and the access to Plot 1 close to

		<p>the junction with Elizabeth Avenue would exacerbate the problems at an already dangerous junction, the site of many accidents, including a fatality; the development would impact adversely on neighbours' privacy (front and back), natural light and general amenity; the proposed siting on Plot 1 conflicts with the building line on Elizabeth Avenue. It was noted that Cllr Phillips had requested the calling in of the application for CDC Planning Committee review if the Case Officer recommended approval of the application, and it was agreed that the Parish Council would send a representative to speak at the CDC meeting to object to the application. (Note – Post meeting update: The Case Officer recommended approval and Cllr Ingham agreed to represent the Parish Council at the CDC Planning Committee meeting on 14th June.</p>
<p>CH/2018/0583/FA Newlyn, Burtons Lane, Little Chalfont, HP8 4BA</p>	<p>Detached garage, single storey rear extension following the demolition of existing conservatory and alterations to fenestration.</p>	<p>Case not discussed because decision was made by Chiltern District Council on the 5th June 2018. It was agreed that the Assistant Parish Clerk should write a letter of complaint to CDC about the timing of this decision which prevented the</p>

		Parish Council from making a recommendation.
CH/2018/0896/PNE Salla Kee, Long Walk, Little Chalfont, HP8 4AN	Notification of proposed single storey rear extension; depth extending from the original rear wall of 8 metres, a maximum height of 2.95 metres and a maximum eaves height of 2.95 metres	The Parish Council is unable to comment on the proposal in view of the inadequate information provided.

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 Planning Application: CH/2018/0075/FA – Land adjacent to Giles House and to Rear of Larkes Field, Doggetts Wood Lane, Little Chalfont, HP8 4TH will be discussed at Chiltern District Council Planning meeting to be held on the 14th June 2018.
9. **Licensing applications:** None.
10. **Any Other Business: (i) Broadband Issue:** Cllr Drew reported that he had been contacted by a resident concerning inconsistent Broadband speed issues in different parts of the village. It had been reported that the issue has arisen because "LC9 had resisted the siting of a cabinet" but despite contacting various authorities and organisations regarding this matter, there cause had not been confirmed. After discussion it was agreed that the Parish Clerk should write to Bucks County Council for an explanation and/or corrective action. **(ii) Roadworks:** Cllr Drew spoke about the temporary traffic lights that Affinty Water had left in place under the railway bridge over the previous weekend, despite the repair work having been completed on Friday, and the disruption that this negligence had caused in the village, particularly on Saturday. After discussion, it was agreed that the Parish Clerk should write a letter of complaint to Jake Rigg, of Affinty Water, who had spoken at the recent Parish Meeting about seeking to improve Affinity Water's reputation for poor customer service. **(iii) 29 Pavilion Way:** Cllr Patel reported that he had been contacted by a resident regarding a dilapidated fence at 29 Pavilion Way for which address a planning application had been approved by CDC. After discussion it was agreed that the Parish Council could not actively pursue this matter as implementation of the planning permission remains in force for three years.
11. **Date of next meeting:** 3rd July 2018 at Little Chalfont Community Library, Cokes Lane, Little Chalfont, Bucks at 7.30pm.

Signed.....

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