

**Minutes of a Meeting of Little Chalfont Parish Council Planning Committee  
Held at Little Chalfont Community Library, Cokes Lane, Little Chalfont  
Tuesday 6<sup>th</sup> March 2018 at 7.30 pm**

**Present:** Cllr I Griffiths; Cllr C Ingham; Cllr J Walford; Cllr B Drew; Cllr V Patel; Cllr M Crowe; Cllr D Alexander and Cllr D Rafferty (Chairman).

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

**Members of the public:** Mrs Bagshaw, Mr Turnbull and Mr Small.

1. **Apologies for absence:** Cllr M Parker.
2. **Approval of the minutes of the Planning Committee meeting held 14<sup>th</sup> February 2018:** Approved and signed.
3. **Proposal to suspend standing orders enabling members of the public to speak:** Mrs Bagshaw of 2 Linfields objected to the two planning applications at 12 Linfields on the grounds that the dormer windows would be visible, there would be an obtrusive view into neighbour's properties and it is out of keeping with the street scene. Mr Small of 23 Linfields objected to the two planning applications at 12 Linfields, as the houses are A-frames and the plans would change the shape of the property. There would be views from the house into neighbouring properties. He felt the plans were overpowering and dominating. Mr Small would also be writing his objections to Chiltern District Council Planning department. Mr Turnbull of 8 Linfields also objected to the 2 planning applications at 12 Linfields, as the property would have a direct line of sight into 10. He also stated a number of properties in Linfields had made their lofts to habitable accommodation and used velux windows instead of dormers, he also concurred with Mrs Bagshaw and Mr Small objections.
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/2018/0129/FA Beechwood, Burtons Lane, Little Chalfont, Bucks, HP8 4BA	Part single/part two storey rear extension, side dormer, garage conversion to habitable accommodation incorporating construction of bay window and detached garage	No Objection
CH/2018/0151/FA 115 Chessfield Park, Little Chalfont, Bucks, HP6 6RX	Widening of front and rear dormers	No Objection
CH/2018/0221/MDLA Snells Farm, Snells Lane, Little Chalfont, HP7 9QN	Application under section 106A (3) of the Town and Country Planning Act 1990 (as amended) to modify a planning obligation secured under application reference CH/1986/1612/FA	No Objection

CH/2017/1463/FA Symmons Lodge, Pollards Park, Nightingales Lane, Little Chalfont, HP8 4SN	Replacement Dwelling	The Parish Council objects to this application. Although the size of the proposed building has been slightly reduced from the last plan (which proposed a 49% increase over the existing building) the site plan indicates that the reduction is minor. The new building would be materially larger than the one to be demolished and more intrusive on the landscape. Such substantial additional built form would be inappropriate in the Green Belt and AONB. The proposed garage would be further inappropriate built form.
CH/2018/0075/FA Land adjacent to Giles House and to Rear Larkes Field, Doggetts Wood Lane, Little Chalfont, HP8 4TH	Detached dwelling within cartilage with attached garage and creation of a new vehicular access (amendment to approved planning CH/2016/0549/FA)	The Parish Council continues to object to this application as the proposal would be an overdevelopment of a relatively small site and would be out of keeping with the area. It would also have an adverse impact on the amenity of the neighbours.
CH/2018/0095/FA The Gate House, Pollards Park, Nightingales Lane, Little Chalfont, HP8 4SN	Single storey side rear extension, first floor front extension, fenestration alterations, (Amendment to Planning Permission CH/2017/1601/FA)	No Objection
CH/2018/0096/HB The Gate House, Pollards Park, Nightingales Lane, Little Chalfont, HP8 4SN	Single storey/rear extension, first floor front extension, fenestration alterations	No Objection
CH/2018/0139/FA Chessingdene, 98 Bell Lane, Little Chalfont, HP6 6PG	Part two storey part first floor storey rear extension, redesigned garage to side and front porch	The Parish has no objection to this planning application, but would request that if Planning permission is given that a condition is put place that there has to be on site parking for all construction vehicles

CH/2018/0169/FA Greenview, Church Grove, Little Chalfont, HP6 6SJ	Single storey front extension and front bay window	No Objection
CH/2018/0069/FA Rowood Farm Lodge, Rowood Farm, Burtons Lane, Little Chalfont, HP8 4BA	Redevelopment of site to include demolition of existing derelict grooms housing and barn erection of two storey dwelling with associated entrance gates, hardstanding and separate access roadway to rear of site, erection of close board fencing and underground heat pump, retention and conversion of stables to include a garage, plant room and equipment store.	No Objection
CH/2018/0178/FA Corylus, Burtons Way, Little Chalfont, HP8 4BP	Two storey and single storey side and front extension	The Parish Council objects to this 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/2018/0146/FA 12 Linfields, Little Chalfont, HP7 9QH	Side dormers and rear gable windows to form loft conversion, removal of chimney stack	The Parish objects to this planning application on the grounds that the very large dormers are out of proportion, it is out of keeping with the street scene, it will also overlook interiors of neighbouring houses thus invading neighbours privacy.
CH/2018/0145/SA 12 Linfields, Little Chalfont, HP7 9QH	Application for a Certificate of Lawfulness for a proposed operation relating to side dormers and rear gable window to form loft conversion, removal of chimney stack	The Parish objects to this planning application on the grounds that the very large dormers are out of proportion, it is out of keeping with the street scene, it will also overlook interiors of neighbouring houses thus invading neighbours privacy.

CH/2018/0225/PNAD Barn at Bendrose Farm, White Lion Road, Little Chalfont, HP7 9LJ	Prior Notification under Class Q of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015- Change of use from Agricultural Building to three residential units (Use Class C3)	The Parish Council suggests that, in dealing with this application, close attention should be paid to the detrimental effect on the green belt of any garden areas or other changes to the curtilage, as advised in note 4.67 under Policy GB11 in the Adopted Local Plan.
CH/2018/0235/NMA Carclew, 6 Loudhams Road, Little Chalfont, HP7 9NY	Application for a non-material amendment to planning permission CH/2017/1464/FA – Demolition of existing buildings, erection of two detached dwellings	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:** None.
9. **Licensing applications:** None.
10. **Any Other Business:** None.
11. **Date of next meeting:** 27<sup>th</sup> March 2017 at Little Chalfont Village Hall, Cokes Lane, Little Chalfont, Bucks at 7.30pm. (Cllr J Walford and Cllr D Alexander gave their apologies)

**Signed**.....

**Date**.....