

Minutes of a Meeting of the Planning Committee

Little Chalfont Parish Council

Held at the Village Hall on Tuesday 27 May 2008 at 7.30pm.

Present: Cllr M Dale, Cllr C Gibbs, Cllr C Ingham, Cllr D Marshall, Cllr A Tate and Cllr G Smith

In Attendance: Mrs J Mason, Clerk. Cllr D Philips (Chiltern District Council)

1. Apologies for absence

Apologies for absence were received from Cllr B Drew and Cllr F Wilkinson

2. Minutes of the Planning Committee held on Tuesday 22 April 2008

The minutes of the meeting held on 22 April 2008 were approved and signed by the Chairman.

3. Suspension of standing orders

There were no members of the public wishing to speak

4. Declarations of interest

There were none to declare

5. Planning Applications Considered and Decisions of the Council – These are set out below:

Chiltern District Council application number	Address	Summary of proposed Works	27 May Recommendation by Little Chalfont Parish Council
0842	Dellwood 52 Bell Lane Little Chalfont Buckinghamshire HP6 6PF	Crown reduction of two cherry trees and a field maple and reduction of a branch of an ash tree – all have TPOs	Little Chalfont Parish Council have no objection to this application.
0828	13 Chenies Parade Little Chalfont HP7 9PH	Change of use – ground floor sandwich bar to cafe restaurant	Little Chalfont Parish Council object to this application. See reasons below:
Application 0828 – 13 Chenies Parade – Reason s for objection: Little Chalfont already has 14 hot and or cold food outlets in or very close to the centre of the village covering a wide range of types and prices. No			

increased supply is needed. It would be wrong to exchange a Class A1 retail shop for yet another cafe or take away. Section 8.1 of the Local Plan states that Chiltern District Council will aim to support and encourage the maintenance and development of a broad range of uses in village centres which can contribute to the vitality and viability of each centre. In Little Chalfont more full scale hot food outlets would unbalance that range. LCPC also shares the concerns expressed by the LC Village Society about the unexplained proposals to install powerful odour neutralising equipment and soundproofing equipment, which imply that strong smells and noise disturbance are envisaged. Both would be new and wholly inappropriate to Chenies Parade, significantly detrimental to the character of the area and would reduce amenity for those who live, work and shop there, especially the residents of the flats over the shops. Additionally, it was proposed that the Chairman attend the Chiltern District Council Meeting when this application is discussed.

0760 F. Wilkinson	Coppice Lodge Long Walk Little Chalfont HP8 4AW	Alteration to existing garage, first floor side extension, part two storey, part single storey side extension	Little Chalfont Parish Council have no objection to this application.
0741 D.Marshall	125 Chessfield Park Little Chalfont HP6 6RX	Rear dormer window extension and partial conversion of garage to living accommodation	Little Chalfont Parish Council have no objection to this application.
0738 D.Marshall	Land between 55 and 57 Chessfield Park Little Chalfont HP6 6RU	Detached House with attached garage	Little Chalfont Parish council have no objection to this application.
0733 B. Drew	Savoia 94 Elizabeth Avenue Little Chalfont HP6 6QT	Two storey rear extension three dormer windows to front elevation and single storey side extension	Little Chalfont Parish Council have no objection to this application.
0711 B. Drew	Filipettos 14 Chenies Parade Little Chalfont	Provision of public seating in the	Little Chalfont Parish Council have no objection

	HP7 9PH	public highway	providing that the ratio of tables to chairs is not such that the pathway is obstructed.
0712 M. Dale	Thatched House and Little Thatch Cokes Lane HP8 4TQ	Demolition of existing buildings and erection of replacement dwelling and basement	Little Chalfont Parish Council objects to this application. See comments below;
<p>Application -0712- Thatched House and Little Thatch– Little Chalfont Parish Council objects strongly to this application. The new dwelling, both in design and location, would be much more intrusive in the landscape of the green belt than the one to be demolished. LCPC also supports the reasons given by Chiltern District Council for refusal of application 2008/0420, which apply equally to the current application. If permission is granted for this development, LCPC requests Chiltern District Council impose a condition requiring that the existing dwelling be demolished before construction of the new dwelling is commenced (policy GB7).</p>			
0701 D. Marshall	Revelo 6 Chenies Avenue Little Chalfont HP6 6PR	Rear dormer window to facilitate loft conversion	Little Chalfont Parish Council has no objection.
0697 AT and CG	GE Health Care White Lion Road Little Chalfont HP7 9LL	Erection of gantry crane	Little Chalfont Parish Council has no objection.
0669 F. Wilkinson	Willow Trees Park Grove Little Chalfont HP8 4BG	Replacement dwelling	Little Chalfont Parish Council objects to this application. See comments below:
<p>0669 Willow Trees, Park Grove: Little Chalfont Parish Council objects to this application. The large and tall building proposed does not respect the scale and appearance of most existing properties in Park Grove, and would be detrimental to the character of the street scene. To be built forward of the position of the present house, it would be more visually intrusive, blocking existing views from neighbouring houses and causing significant loss of sunlight and daylight to Greenways. It would create new</p>			

visual intrusion, overlooking and loss of privacy to neighbours, especially from the third floor windows and the room over the garage. Local residents say mature trees have already been cut down in preparation for this development. LCPC request Chiltern District Council investigate whether any tree preservation orders have been breached.

0656 M. Dale	Wynchwood Doggetts Wood Lane Little Chalfont HP8 4TH	Part two storey, part single storey side and rear extensions	Little Chalfont Parish Council has no objection.
0645 F Wilkinson	Braefield Long Walk Little Chalfont HP8 4AN	Part two storey, part single storey side extension including an integral garage, roof extension	Little Chalfont Parish Council objects to this application. See comments below:
0645-Braefield-Long Walk- Little Chalfont Parish Council objects to this application. LCPC sympathises with the desire of the owners to extend the house but finds the proposals somewhat excessive in respect of the scale and proportions of the existing dwelling (Policy H15). LCPC also considers that the new two storey section would be visually intrusive in the open green belt countryside opposite the house.			
0637 M Dale	Brockhampton Doggetts Wood Lane Little Chalfont HP8 4TJ	Three dormer windows on front elevation and three on rear	Little Chalfont Parish Council have no objection provided that the bathroom windows are permanently fitted with obscured glass.

6. Decisions of Chiltern District Council's Planning Committee – The following were received:

Application	Address	Proposal	Decision
0599	146 Elizabeth Avenue Little Chalfont HP6 6RG	Single storey rear extension and two dormer windows to the front elevation	14/05/2008 Refused

0564 Hollyfield
Park Grove Little Chalfont HP8 4BG
Single storey front/side extension 13/05/2008 ➤

Conditional permission

0565 Roughwood Croft
Nightingales Lane HP8 4SJ
Demolition of existing buildings and erection of two storey side/rear extension to main house 20/05/2008
Refused

0513 Wilwyn 85 Elizabeth Avenue
Little Chalfont HP6 6RQ
Dormer window in front and rear elevations to facilitate loft conversion 21/05/2008
refused

0467 Chedworth Cokes Lane Little Chalfont HP8 4UD
Single storey rear extension, detached double garage and conversion of the existing integral garage. 02/05/2008
Conditional permission

0422 Thatched House & Little Thatch Cokes Lane HP8 4TQ
Demolition of existing buildings and erection of replacement dwelling (Scheme B) 22/05/2008
Refused

0421 Thatched House And Little Thatch Cokes Lane HP8 4TQ
Demolition of existing buildings and erection of replacement dwelling (Scheme C) 22/05/2008
Refused

0420 Thatched House & Little Thatch Cokes Lane HP8 4TQ
Demolition of existing buildings and erection of replacement dwelling (Scheme A) 22/05/2008

Refused

0416	The White House 8 Latimer Close Little Chalfont HP6 6QS	Single storey rear extension	24/04/2008
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Conditional permission

0414	The Lodge Long Walk Little Chalfont HP8 4AN	Single storey front extension and front, side and rear roof extensions incorporating two dormer wind...	29/04/2008
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Conditional permission

0387	Wood View 15 Beechwood Avenue Little Chalfont HP6 6PL	Part two storey, part first floor front extension and part first floor, part two storey side/rear ex...	08/05/2008
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Conditional permission

0320	Meadway Garden Reach Little Chalfont HP8 4BE	Part two storey part single storey side extension, single storey front extension, conversion of part...	08/05/2008
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Conditional permission

0286	Larchwood Burtons Lane Little Chalfont HP8 4BL	Single storey side extension	24/04/2008
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Conditional permission

0241	Acers Doggetts Wood Lane Little Chalfont HP8 4TH	Two storey front/side/rear extension incorporating rear balcony over new single storey extension,	13/05/2008
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Conditional permission

7. Appeal notices and decisions. The following were received:

- i. 2007/0586 Magnolias, Long Walk, Little Chalfont, decision 8 May 2008. Appeal dismissed – harmful to character and appearance of existing building and surrounding area.
- ii. 2007/0467 Langton House Finch Lane, decision 1 May 2008. Appeal dismissed – harm to openness of green belt.
- iii. 2007/00840 Ginger Hall, Village Way, decision 1 May 2008. Appeal dismissed – unacceptable, detrimental effect on the living conditions of neighbouring resident in respect of outlook, daylight and sunlight.
- iv. 2007/0881 The Knoll Village Way – decision 28 April 2008. Appeal A dismissed. Appeal B allowed – less incongruous, does not run counter to general pattern of development. Must ensure harmonising materials.
- v. 2006/1772 Former Sawmill Site – Decision 30 April 2008. Permission granted.

8. Action arising from the former Sawmill decision.

Following a discussion about the conditions imposed by the inspector in granting this application, in particular regarding the provision of funds for educational facilities, it was agreed that it was important to keep these matters under review and to provide input if appropriate. To this end, it was agreed that Cllr Smith would take soundings locally and the Parish Clerk would ask colleagues at the County Council what was now happening about the condition related to education and what opportunity there would be for the Parish to put forward any suggestions it might form on that subject.

9. Buckinghamshire County Council's Rights of Way Improvement Plan 2008-2018

Mrs Mason reported that this document was available for reference use in the Parish Office.

10. Tree work in Beechwood Avenue.

It was reported that the planned work had been started and agreed that the issue of replacement planting and associated costs should be referred to the next meeting.

11. Modification to public footpath no 7 Little Chalfont

Under the requirements of the Wildlife and Countryside Act 1981, Buckinghamshire County Council had consulted the Parish Council of their intention to reroute this footpath. The relevant officer at BCC had advised the Clerk that this amendment was to correct a mapping error and that the proposed change reflected the current siting of the path. Cllr Smith had confirmed that the path did indeed follow the route outlined in the modification. It was agreed that the Clerk should respond to BCC accepting the proposed modification.

12. Fly tipping at Chenies Parade

Mrs Mason reported that since the last meeting it had been established that the responsibility for the removal of the rubbish was the responsibility of the Environmental Health section of the planning department at Chiltern District Council. Following approaches from Cllr Smith, Cllr Drew and herself, an order had been issued to the owners to remove the waste or be charged to have the District Council do it. The deadline date for compliance was 16 June 2008 and enforcement would take place a few days after this time, if necessary. It was agreed that she should call the relevant officer at the District Council a few days beforehand to monitor the situation.

13. Update on Community Gangs

It was reported that the first list of required work had been forwarded to the County Council. It was agreed that this was more properly business for Parish Council meetings and would be brought forward at the 10 June meeting.

14. Date of next meeting

Tuesday 24 June 2008

.....Signed

.....Date