

**Minutes of a Meeting of Little Chalfont Parish Council Planning Committee
Held at Little Chalfont Community Library, Cokes Lane, Little Chalfont**

Tuesday 1 December 2015 at 7.30 pm

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

In attendance: Miss S Matthews (Assistant Clerk).

Members of the public: Mr John Aberson

1. **Apologies for absence:** These were received from Cllr J Walford.
2. **Approval of the minutes of the Planning Committee meeting held on Tuesday 3rd November 2015:** These were approved as a correct record and were duly signed as such by the Chairman, subject to clarification that no member of the public had attended the meeting.
3. **Proposal to suspend standing orders enabling members of the public to speak:** Mr John Aberson is a neighbour of an application CH/2015/2076FA, Charlecote, Long Walk, Little Chalfont, HP6 6SF. He asked the Parish Council to support his objection to this 5th application which proposed an even higher and bulkier development than previous proposals which had been refused by Chiltern District Council on grounds which included height and bulk.
4. **To receive declarations of interest:** None
5. **Chairman to approve items of any other business –** The following topic was approved: an update on a Planning training session attended by attended by Cllr C Ingham and Cllr J Walford
6. **To consider the following applications:**

Application number and address	Summary of Proposed Works	LCPC Planning Committee Recommendation
CH/2015/1944/FA 22 Beechwood Avenue, Little Chalfont, HP6 6PL	Single storey rear extension and conversion of garage to for habitable accommodation	No Objection
CH/2015/1939/FA 18 Old Saw Mill Place, Little Chalfont, HP6 6FJ	Two Storey side extension	The Parish Council objects as the proposed application is inconsistent with the street scene
CH/2015/1943/FA Sarnia, Burtons Lane, Little Chalfont, HP8 4BQ	Demolition of detached garage part single storey extension to the North East elevation	No Objection
CH/2015/1962/FA 55 The Bramblings, Little Chalfont, HP6 6FN	Single Storey rear extension	No Objection
CH/2015/1972/FA Millbrook, 10 Chenies Avenue, Little Chalfont, HP6 6PR	Single storey rear extension, single storey front extension conversion of garage to facilities habitable accommodation fenestration alterations	No Objection

CH/2015/200/TP Land at Brayfield Lane, (formerly known as The Donkey Field), Little Chalfont	Crown reduction of three oak trees protected by a Tree Preservation Order	No Comment
CH/2015/1425/FA 4 Chenies Parade, Little Chalfont, HP7 9PH	Change of use of pavement to provide external seating area ancillary to existing bakery (retrospective)	The Parish Council has no objection to this application, but any approval should be conditional on the tables and chairs being kept within a prescribed distance from the shop front.
Ch/2015/1998/FA Pinecroft, Lodge Lane Little Chalfont, HP8 4AQ	Single storey rear extension	No Objection
CH/2015/2005/FA 84 Bell Lane, Little Chalfont, HP6 6PF	First floor rear extension (balcony) fenestration alterations	No Objection
CH/2015/2056/FA Drum Grange, Nightingales Lane, Chalfont ST Giles, HP8 4SL	Detached Outbuilding	The Parish Council objects to the addition of this large new outbuilding which would reduce the openness of the Green Belt, but should approval be given then this should be conditional on the outbuilding being prohibited for use a habitable accommodation.
CH/2015/2063/FA 2 Marygold Walk, Little Chalfont, HP6 6QF	Two storey side extension, single storey from side extension with three rooflights to front	No Objection
CH/2015/2065/FA Rosella, Nightingales Lane, Little Chalfont, HP8 4SR	Replacement dwellings (Amendment to Planning Permission CH/2015/1366/FA)	The Parish Council continues to object to this application. As we have previously commented, the rear dormer windows would be obtrusive and incongruous in the street scene. We also continue to be minded to agree with the neighbour's request that the footprint of any new development should not be larger than in the exact approval given in 2013.

CH/2015/2069/FA 184 Amersham Way, Little Chalfont, HP6 6SF	Single storey rear extension increased height hipped to gable roof extension to facilitate first floor accommodation	The Parish Council objects. In this pretty row of seven former bungalows, all have pitched roofs at the front, although these sometimes include small dormers. To bring forward the roof to a gable at the front as proposed would look bulky and incongruous in the street
CH/2015/2085/FA Brambles, Burtons Lane, Little Chalfont, HP8 4BQ	First Floor side rear extension	No Objection
CH/2015/2122/FA Charlecote, Long Walk, Little Chalfont, HP8 4AN	Replacement Dwelling	Little Chalfont Parish Council continues to object on the ground of the size and obtrusiveness of the proposed development and the impact on the amenity of the neighbours
CH/2015/2122/FA 11 The Hawthorns, Little Chalfont, HP8 4UJ	Single storey rear extension	No Objection
CH/2015/2125/NMA The White House, Garden Reach, Little Chalfont, HP8 4BE	Application for a non-material amendment to planning permission CH/2015/1290/FA – Part two/part single storey rear extension and single storey front extension	No Objection
CH/2015/1953/SA 31 Cavendish Close, Little Chalfont, HP6 6QE	Application for a Certificate of Lawfulness for a proposed operation relating to the conversion of existing porch flat roof to pitched roof	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 the content noted.
8. **Appeal notices and decisions:** None
9. **Licensing applications:** None.
10. **Proposed Waste Transfer Station at London Road East, Amersham, Bucks:** After discussion on the Secretary of State's decision not to review this case, it was decided that the Parish Council should send another letter to Isobel Darby to repeat the Parish Council's request that Chiltern District Council refuse permission for the site to be used as a Waste Transfer Station.
11. **Amazon click and collect box in Chalfont and Latimer station car park:** Cllr Parker confirmed that he had written to Chiltern District Council the day after the previous Planning Committee meeting and received and early acknowledgement. On the 17 November 2015, Cllr Parker was informed that an Enforcement Officer is investigating and will inform the Parish Council of the outcome of the investigation as soon as possible.

- 12. **Local Plan Update:** It was noted that Chiltern District Council and South Bucks District Council are to submit a joint response on the changes to the Local Plan and that it was expected that the joint Initial Consultation Document would be on the South Bucks DC website for review as of 10 December 2015.
- 13. **Any Other Business:** Cllr Ingham reported that he and Cllr Walford had attended a Chiltern District Council Planning Training session for local town and parish councillors. He had found the session to be well run and well presented, and he commended the copy of the presentation which had already been circulated to the Planning Committee by the Parish Clerk. Items of particular interest from the session included a report that the Enforcement Officers have reduced outstanding cases from about 500 to about 250 in the past year and a surprising indication that retrospective planning applications were not considered to be a cause for concern.
- 14. **Date of next meeting:** Tuesday 22nd December 2015 at Little Chalfont Village Hall, Cokes Lane, Little Chalfont at 7.30pm.

Signed.....

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