

**Minutes of a Meeting of Little Chalfont Parish Council Planning Committee**  
**Held in Little Chalfont Village Hall, Cokes Lane, Little Chalfont**  
**Tuesday 30<sup>th</sup> June 2015 at 7.30pm**

**Present:** Cllr B Drew; Cllr I Griffiths; Cllr M Parker (Chairman); Cllr V Patel; Cllr D Rafferty; Cllr J Walford.

**In attendance:** Mrs N Meldrum (Parish Clerk).

**Members of the public:** Mr John Aberson

1. **Apologies for absence:** Cllr G Roberts; Cllr C Ingham
2. **Approval of the minutes of the Planning Committee meeting held on Tuesday 9<sup>th</sup> June 2015:** These were approved as a correct record and were duly signed as such by the Chairman.
3. **To accept a proposal to suspend standing orders enabling members of the public to speak (10 mins):** Mr John Aberson spoke about the planning application for Charlecote. He lives in a neighbouring property and objected to plans submitted for the site. Mr Aberson objected on the grounds of size and bulk and said it would be overbearing to his property. He had made previous representations to the Parish Council about its inappropriate height and size. He said the proposed development would impact on his amenities and that of other neighbouring properties.
4. **To receive declarations of interest:** Cllr Patel declared an interest in CH/2015/0002/FA 68- 78 Elizabeth Avenue.
5. **Chairman to approve items of any other business:**
  - i. Planning applications and training.
  - ii. Parking Review.
6. **To consider the following applications:**

Application number and address	Summary of Proposed Works	Little Chalfont Parish Council Recommendation
CH/2015/0989/FA 22 Birkett Way Little Chalfont Chalfont St Giles Buckinghamshire HP8 4BH	Single storey side rear extension.	No objection.
CH/2015/0963/FA Framilode Chalfont Avenue Little Chalfont Amersham Buckinghamshire HP6 6RF	Replacement dwelling (amendments to approved application CH/2014/0929/FA)	No objection.
CH/2015/0955/VRC Orchard Cottage Doggetts Wood Close Little Chalfont Chalfont St Giles Buckinghamshire HP8 4TL	Variation of condition 9 of planning permission CH/2015/0363/FA to allow amendments to front elevation.	No objection.

CH/2015/0958/AV City Gate Chalfont Chalfont Station Road Little Chalfont Buckinghamshire HP7 9PN	Erection of three illuminated fascia signs and two illuminated free standing signs (retrospective).	No objection.
CH/2015/0980/VRC Aynhoe Doggetts Wood Lane Little Chalfont Buckinghamshire	Minor Material Amendment - Variation of Condition 9 of planning permission CH/2014/2091/FA so as to allow alterations to the approved plans to permit the incorporation of a link between the permitted house and garage.	No objection.
CH/2015/1018/FA Short Hills Doggetts Wood Lane Little Chalfont Buckinghamshire HP8 4TJ	Replacement dwelling with linked double garage, infill of existing swimming pool and associated landscaping.	No objection.
CH/2015/0896/FA Trillium 206 White Lion Road Little Chalfont Buckinghamshire HP7 9NU	Redevelopment of site to provide 16 affordable housing units served by a new vehicular access off Applefields and laying of associated hardstanding.	Little Chalfont Parish Council objects on the grounds that the provision for parking and amenity area within the site are inadequate, suggesting an over-development of the available space. The Council also has concerns about the safety of the proposed access to the site. If permission is granted, the Council would urge CDC to impose a pre-condition of the phasing of the development so that the contractors can be contained within the site, and to earmark the expected Section 106 contribution for relevant projects within Little Chalfont.
CH/2015/0002/FA 68-78 Elizabeth Avenue Little Chalfont Buckinghamshire HP6 6QJ	Amended application - Redevelopment of site to provide a terrace of four dwellings and a three storey building comprising two retail units and six flats with associated vehicular accesses and parking.	No objection in principle, but the Parish Council requests that CDC ensures there is no obstruction of the existing public footpath which runs from Sandycroft Road through the site.
CH/2015/0965/FA 84 Bell Lane Little Chalfont Buckinghamshire HP6 6PF	Single storey rear extension.	No objection.

CH/2015/1020/FA 25 Chessfield Park Little Chalfont Buckinghamshire HP6 6RU	Single storey front extension with rooflight in front slope, part two storey and part first floor, part single storey rear extension (Amendment to approval CH/2013/1703/FA).	No objection.
CH/2015/0819/FA Charlecote Long Walk Little Chalfont Buckinghamshire HP8 4AN	Replacement dwelling	Little Chalfont Parish Council objects on the grounds of the size of the proposed development and the impact on the amenity of the neighbour. In the event that planning permission is granted the Parish Council request that the conditions set out in the previous application (CH/2014/1662/FA) should be similarly applied. In addition, Chiltern District Council should consider the potential development of the proposed basement garage on the foundations of the neighbouring property. The Parish Council could not take any account of the latest changes to which it has been alerted but which have not yet been posted by CDC.
CH/2015/1049/FA 11 Westwood Close Little Chalfont Buckinghamshire HP6 6RP	Part single/part two storey side/rear extensions.	No objection.
CH/2015/0856/FA The White House 8 Latimer Close Little Chalfont Buckinghamshire HP6 6QS	0.5m First floor rear extension (amendment to planning permission CH/2014/0952/FA).	No objection.
CH/2015/0954/SA Tile House Cottage Nightingales Lane Chalfont St Giles Buckinghamshire HP8 4SL	Application for a Certificate of Lawfulness for a proposed operation relating to the erection of an outbuilding.	No objection.
CH/2015/0986/NMA Little Chalfont Community Library Cokes Lane Little Chalfont Buckinghamshire HP7 9QA	Application for a non-material amendment to planning permission CH/2014/1937/FA - Single storey front/side extension.	No comment.
CH/2015/0370/NMA Site 101 (Known As The Donkey Field) Burtons Lane Little Chalfont	Application for a non-material amendment to planning permission CH/2013/1245/FA -	No documents were available on the CDC website so no comment could be made.

Buckinghamshire	Development of site to provide 45 units comprising 14 dwellings and 5 buildings containing a total of 31 flats, all served by new access from Burtons Lane, with associated car parking, garaging, bin stores and landscaping.	
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7. **To receive decisions of Chiltern District Council's Planning Committee:** The recent decisions were noted.
8. **To receive appeal notices and decisions:** None
9. **Licensing applications:** None
10. **Waste transfer station:** Cllr Drew reported he had received a response to his letter regarding the way the meeting which approved the Waste Transfer Station was run. This still did not address all of the issues raised, particularly about an alternative site. As discussed previously, Cllr Drew had been planning to write another letter to the Secretary of State requesting that the issue should be called in. After discussing with the organisation that is campaigning against the Waste Transfer Station, it was agreed this letter was not necessary at this stage. It was agreed that Cllr Drew should write a final letter to the Chief Executive of Chiltern District Council to request that CDC refuse the lease, or other disposal, of the proposed site for the Waste Transfer Station, and that the letter should also refer to the fact the green belt and AONB should be protected.
11. **Emerging Local Plan - Green Belt Review:** Cllr Drew reported that a response had been received from Chiltern District Council regarding the request to move the site of the village hall from the green belt. The letter noted that special circumstances would be required to remove the area, but that if new evidence to support the case was submitted it would be considered. It was noted that there were no alternative sites for the proposed community centre.
12. **Donkey Field update:** There was nothing further to report on this item.
13. **Planning Permission for Nature Park:** This had been submitted. The planning officer had asked for some additional information on the plans and was content with the paperwork. It was reported that the officer had already viewed the site.
14. **Any Other Business:**
  - i. Cllr Griffiths asked if planning applications for consideration could be circulated earlier to enable councillors to examine properties in good time ahead of each meeting. Cllr Drew advised to look at the CDC website for new applications which had been issued. Cllr Griffiths also asked if there was any opportunity to have a training session at CDC on planning. It was noted that CDC's planning section was extremely busy at present so it was unlikely that individual training could be offered. However, in the past Cllr Phillips had offered to give a planning session to councillors and it was agreed to ask Cllr Phillips later in the year if he would be able to do this.
  - ii. Cllr Parker raised the issue of the parking survey and noted there had been a pleasing overall response rate of almost 50%. Many issues had been raised by the survey including residents' parking permits and parking on the green areas in

Beechwood Close. The issue of putting additional restrictions in Beechwood Avenue was also discussed. A response from Transport for Bucks had been received regarding the receipt of the survey and next steps and an Action Plan was being prepared. Cllr Parker agreed to draw the attention of Transport for Bucks to the suggestions about residents' parking permits and anti social parking in Beechwood Avenue.

15. **Date of next meeting: Tuesday 21st July 2015 at Little Chalfont Village Hall, Cokes Lane, Little Chalfont, HP8 4UD at 7.30pm.**

**Signed.....**

**Date.....**