

**Minutes of a Meeting of Little Chalfont Parish Council Planning Committee
Held at Little Chalfont Village Hall, Cokes Lane, Little Chalfont
Tuesday 22 August 2017 at 7.30 pm**

Present: Cllr B Drew; Cllr I Griffiths; Cllr C Ingham; Cllr M Parker (Chairman); Cllr D Rafferty; Cllr G Roberts.

In attendance: Natasha Meldrum (Parish Clerk)

Members of the public: Cllr D Phillips

1. **Apologies for absence:** Cllr Patel and Cllr Walford.
2. **Approval of the minutes of the Planning Committee meeting held 1 August 2017:** Approved and signed.
3. **Proposal to suspend standing orders enabling members of the public to speak:** Not Applicable
4. **To receive declarations of interest:** Cllr Parker advised that he would not participate in the discussion on CH/2017/ 1473/FA Mulberry House, Loudhams Wood Lane.
5. **Chairman to approve items of any other business:** 22 The Bramblings; 14 Bedford Avenue.
6. **To consider the following applications:**

Application number and address	Summary of Proposed Works	LCPC Planning Committee Recommendation
CH/2017/1386/FA Burtons Farm, Burtons Lane, Little Chalfont, HP8 4BB	Conversion of outbuilding to form primary residence with associated external alterations, and conversion of existing farmhouse to ancillary resident accommodation (amendment to planning permission CH/2016/1820/FA to allow alterations to the approved primary residence)	No comment
CH/2017/1460/TP Snells Wood Court, Little Chalfont, Bucks	Crown reduction of three ash, an oak and a beech and crown lifting of two ash and an oak – all trees protected by a Tree Preservation Order	No comment
CH/2017/1362/FA 51 Chessfield Park, Little	Single storey rear extension and front porch alterations	No objection

Chalfont, HP6 6RU		
CH/2017/1473/FA Mulberry House, Loudhams Wood Lane, Little Chalfont, HP8 4AP	Two storey rear extension	No objection. However, the Parish Council requests that any approval of this application should be subject to a condition that no windows will be installed in the future on the first floor of the south west flank of the proposed extension, which faces Porch House.
CH/2017/1463/FA Symmons Lodge, Pollards Park, Nightingales Lane, Little Chalfont, HP8 4SN	Replacement dwelling	The Parish Council objects. The proposal would create substantial additional built form which would be inappropriate in the Green Belt and AONB. The claim in the design and access statement that the new building would be narrower than the existing house appears true only in relation to that part of the existing house which has a protrusion at one side. The height of the existing building is not given in the application, and should have been stated in order to allow a proper comparison with the height of the building proposed, rather than the imprecise information in the planning statement in this context only that the proposal would involve 'an increase in ridge height to 9.1 metres.' The proposed triple detached garage would be further inappropriate new built

		form.
CH/2017/1454/PNE 31 Westwood Drive, Little Chalfont, HP6 6RN	Notification of proposed single storey rear extension; depth extending from the original rear wall of 6 metres, a maximum height of 3.3 metres and a maximum eaves height of 3 metres	No comment
CH/2017/1498/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.

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:** Three applications which had been submitted for appeal were reported. The applications were Laurels, 110 Bell Lane, Little Chalfont; The Shieling, Village Way, Little Chalfont; Belle Court, Bell Lane, Little Chalfont.
9. **Licensing applications:** None
10. **Any Other Business:** (i) 22 The Bramblings: A late request for the Parish Council’s recommendation had been made by Chiltern District Council since the previous Committee meeting, as a result of a timing issue with the application. Cllr Parker confirmed that a recommendation from Little Chalfont Parish Council had been submitted following email correspondence from councillors. There was no objection to this application. (ii) 14 Bedford Avenue. Cllr Drew highlighted the construction of a two metre high fence at 14 Bedford Avenue, which appears out of keeping with the rest of the road. After discussion, it was accepted that while the fence may be out of keeping with the street scene, Bedford Avenue is a private road and there is no action which the Parish Council can take.
11. **Date of next meeting:** 13 September 2017 at Little Chalfont Village Hall, Cokes Lane, Little Chalfont, Bucks at 7.30pm.

Signed.....

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