

Minutes of a Meeting of Little Chalfont Parish Council Planning Committee
Held at Little Chalfont Village Hall, Cokes Lane, Little Chalfont
Tuesday 23rd May 2017 at 7.30 pm

Present: Cllr M Parker (Chairman), Cllr B Drew, Cllr V Patel, Cllr C Ingham, Cllr J Walford, Cllr M Davis and Cllr D Rafferty.

In attendance: Sallie Matthews (Assistant Parish Clerk)

Members of the public: Mrs Dealey, Mr Dealey, Master Dealey (until Item 6) and Cllr Don Phillips (until Item 10).

1. **Apologies for absence:** Cllr Roberts and Cllr Griffiths
2. **Approval of the minutes of the Planning Committee meeting held 2nd May 2017:** Approved and signed
3. **Proposal to suspend standing orders enabling members of the public to speak:** Mrs Dealey of 25 Pavilion Way spoke to the committee concerning Planning Application – CH/2017/0750/FA for 29 Pavilion Way. The concerns were loss of privacy (as the proposed dormer windows would look into their garden) and this was the second proposed extension of the property, the first time being completed in 2014. They had previously spoken to the owner who had orally confirmed that there were no plans to use the roof space for accommodation, but this appears to be the primary reason for the current proposal. Also, the area is aimed at first-time buyers and the proposed development would not be in keeping with the area.
4. **To receive declarations of interest:** None
5. **Chairman to approve items of any other business:** Local Plan
6. **To consider the following applications:**

Application number and address	Summary of Proposed Works	LCPC Planning Committee Recommendation
CH/2017/0733/VRC Rosella, Nightingales Lane, Little Chalfont, HP8 4SR	Application for variation of condition 2 of planning permission Ch/2016/2210/VRC, (variation of condition 11 of planning permission CH/2015/2065/FA) to allow use of alternative roof tiles	No Comment
CH/2017/0766/FA The Firs, Burtons Lane, Little Chalfont, HP8 4BL	Replacement dwelling and detached garage (Amendment to planning permission CH/2016/1817/FA)	The Parish Council has no objection to the application in respect of the main dwelling but objects to the design of the proposed detached garage which does not comply with the pre-application advice from the

		District Council to "ensure that the garage is modest in size" and "maintains, as much as possible, the approved height". As a result, the Parish Council agrees with the objection from the neighbour in Waygill that the proposed garage/studio would adversely impact on the amenities of that neighbour.
CH/2017/0743/FA Laurels, 110 Bell Lane, HP6 6PG	Removal of garage, side and roof ridge height extensions with front rear dormers and rooflights to create a two storey dwelling, single storey front extension, front porch canopy	No Objection
CH/2017/0434/FA Stivers Nightingales Lane, Little Chalfont, HP8 4SN	Two storey side/rear extension and single storey front infill extension	No Objection
CH/2017/0780/FA 35 Church Grove, Little Chalfont, HP6 6SJ	Demolition of detached garage/garden building, erection of single storey side and two storey rear extensions and re-positioned dormer window to rear, new hard landscaping front garden	No Objection
CH/2017/0750/FA 29 Pavilion Way, Little Chalfont, HP6 6PZ	Side and rear roof dormers to create extended accommodation in roofspace	The Parish Council objects to this application on the grounds that the addition of side and rear roof dormers, for the development of the roof space for additional accommodation, would create an incongruous and prominent feature in the setting of the three low-rise bungalows of currently generally similar design and, unless the design is changed and obscure glass is required, the proposed development would adversely impact on the privacy of the neighbouring bungalows.

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:** It was noted that the decisions on Planning Application CH/2016/2141/FA Rowood Farm, Burtons Lane, Little Chalfont, HP8 4BA have gone to Appeal, the Appeal on CH/2016/1743/FA Greenview, 37 Church Grove, Little Chalfont, HP6 6SJ has been dismissed and CH/2016/2222/FA Hullavington, Burtons Lane, Little Chalfont, HP8 4BA will be heard at the Chiltern District Council's Planning Committee meeting on 1st June 2017.
9. **Licensing applications:** None
10. **Efes Wine and Tapas Bar:** Cllr Parker had previously informed the committee that this establishment is serving a wide range of hot food when its licence was granted on condition of limited cooking in the premises. Councillors expressed concern about the ventilation in the property. It was agreed that the Clerk would write to the owners to point out the limitation of the licence and to express concern about the adequacy of the ventilation.
11. **Any Other Business:** Local Plan: Cllr Ingham informed the committee that the proposal which had been circulated prior to the meeting had been approved by Little Chalfont Community Association. After discussion the committee approved the proposed course of action to appoint the specified planning consultant.
12. **Date of next meeting:** 14th June 2017 at Little Chalfont Village Hall, Cokes Lane, Little Chalfont, Bucks at 7.30pm. (Parish Council meeting to follow 8.15pm).

Signed.....

Date.....