

**Minutes of a Meeting of Little Chalfont Parish Council Planning Committee
Held at Little Chalfont Community Library, Cokes Lane, Little Chalfont
Tuesday 3rd July 2018 at 7.30 pm**

Present: Cllr M Parker (Chairman), Cllr C Ingham, Cllr B Drew, Cllr Patel, Cllr D Alexander, Cllr M Crowe and Cllr D Rafferty

In attendance: Sallie Matthews (Assistant Parish Clerk)

Members of the public: None

1. **Apologies for absence:** Cllr I Griffiths, and Cllr J Walford
2. **Approval of the minutes of the Planning Committee meeting held 5th June 2018:** Approved and signed.
3. **Suspension to standing orders enabling members of the public to speak:** None
4. **To receive declarations of interest:** None
5. **Chairman to approve items of any other business:** None
6. **To consider the following applications:**

Application number and address	Summary of Proposed Works	LCPC Planning Committee Recommendation
CH/2018/0289/FA Cokes Green, Cokes Lane, Little Chalfont, HP8 4TA	Erection of triple garage block	Decision already made by CDC
CH/2018/0730/FA Burtons Farm, Burtons Lane, Little Chalfont, HP8 4BB	Erection of two buildings	No Objection
CH/2018/0784/FA Pucks Paigles, Burtons Lane, Little Chalfont, HP8 4BL	Detached Double Garage	The Parish Council objects to this application as the site is in the Green Belt and while the modified proposed double garage has a smaller footprint than the previously proposed triple garage, the building would still not satisfy the requirement of being small and subordinate in scale to the original dwelling house. In particular, the (unspecified) height and ridge height of the proposed garage would appear to be a visually intrusive feature in the landscape, to the detriment of the Green Belt.

CH/2018/0866/FA 7 Oakington Avenue, Little Chalfont, HP6 6SY	Single storey side extension with roof alterations to facilitate habitable accommodation in roofspace	No Objection
CH/2018/0753/FA Symmons Lodge, Nightingales Lane, Little Chalfont, HP8 4SN	Replacement Dwelling (amendment to planning permission CH/2017/1463/FA	The Parish Council objects to this application on the grounds that no very special circumstances have been identified for the substantial additional built form which would be inappropriate in the Green Belt and AONB. The Parish Council previously commented that the previously proposed would garage was additional inappropriate built form and the current application seeks to increase its size.
CH/2018/0641/FA 76 Westwood Drive, Little Chalfont, HP6 6RW	Front Porch extension	No Objection
CH/2018/0859/FA 14 Kiln Avenue, Little Chalfont, HP6 6QW	Part single/ part two storey side extension	No Objection
PL/18/2006/FA 6 Oakington Avenue, Little Chalfont, HP6 6SY	Demolition of existing garage and erection of side and rear extension with rooflights	No Objection
PL/18/2046/FA Salla Kee, Long Walk, Little Chalfont, HP8 4AN	Replacement dwelling	The Parish Council supports the objections made to this application from neighbouring properties and, in summary, objects to this application on the grounds its adverse impact on the amenities of the neighbours (intrusive overlooking) and the incongruity of some of its design features, such as the proposed zinc roof, with the neighbourhood
PL/18/2073/FA 16 Farm Close, Little Chalfont, HP6 6RH	Three storey side, single rear extensions, loft conversion, incorporating front rooflights, rear dormer and rear Juliet balcony	The Parish Council objects to this application on the grounds that it would represent an overdevelopment of the plot and the proposed appearance would be out of character in the locality.
	Ground floor rear extension and replacement of first floor rear windows	No Objection
PL/118/2099/FA 19 Oakington Avenue, Little Chalfont HP6 6SY	Single storey side and rear extension, loft conversion including front dormer and front porch	The Parish Council objects to this application as it would be obtrusive and the plans show two storey not one storey as proposed.

CH/2018/0868/SA 11 The Retreat, Little Chalfont, HP6 6SS	Application for a Certificate of Lawfulness for a proposed: Front porch and loft conversion incorporating side, rear dormers, front rooflights	No Comment
CH/2018/0790/SA 2 Linnet Avenue, Little Chalfont, HP6 6FR	Application for a Certificate of Lawfulness for a proposed operation relating to a single storey front porch extension	No Comment
PL/18/2017/AGN Highbury Farm, Lodge Lane, Little Chalfont, Bucks	Agricultural storage building	Decision already made by CDC

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 Planning Application: CH/2017/1573/FA – Bendrose Laurels, White Lion Road, Little Chalfont, HP7 9LJ had gone to appeal and that the appeal had been allowed for Planning Application: CH/2016/2222/FA – Hullavington, Burtons Lane, Little Chalfont, HP8 4BA .
9. **Licensing applications:** None.
10. **Any Other Business:** Cllr Parker suggested that the Parish Council should issue a further complaint to the District Council about the timing of the District Council's decisions, most recently on CH/2018/0289/FA and PL/18/2017/AGN (see Item 6 above), ahead of the Parish Council Planning Committee meeting to decide on its recommendations, and to record its concern about the District Council's decision on Corylus, CH/2018/0767/FA appearing to have been made without a Case Officer's report to justify the rejection of the Parish Council's objection to this application. It was agreed that Cllr Parker should assist the Parish Clerk on the wording of this further complaint.
11. **Date of next meeting:** 31st July 2018 at Little Chalfont Village Hall, Cokes Lane, Little Chalfont, Bucks at 7.30pm (for which meeting Cllr Parker has given advance apologies for his absence).

Signed.....

Date.....