

**Minutes of a Meeting of Little Chalfont Parish Council Planning Committee
Held at Little Chalfont Village Hall, Cokes Lane, Little Chalfont
Wednesday 12th December 2018 at 7.00 pm**

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

In attendance: Sallie Matthews (Assistant Parish Clerk)

Members of the public: Cllr D Phillips and Cllr C Jackson

1. **Apologies for absence:** Cllr M Crowe
2. **Approval of the minutes of the Planning Committee meeting held 14th November 2018:** Approved and signed.
3. **Suspension to standing orders enabling members of the public to speak:** Not applicable
4. **To receive declarations of interest:** Cllr Walford declared an interest regarding planning application – PL/18/4085/FA – as she is a resident of Maplefield Lane
5. **Chairman to approve items of any other business:** (i) Leenane, 22 Chenies Avenue, (ii) Lodge Lane
6. **To consider the following applications:**

Application number and address	Summary of Proposed Works	LCPC Planning Committee Recommendation
PL/18/4018/FA 12 Farm Close, Little Chalfont, HP6 6RH	Single storey rear and side extensions and demolition of conservatory	No Objection
PL/18/3984/FA 1 Oakington Avenue, Little Chalfont, HP6 6SY	Erection of a dwelling house and provision of vehicular access	Although this application is preferable to the earlier proposals for a direct vehicle access from/egress onto the A404, which would be very dangerous, the Parish Council is concerned <ul style="list-style-type: none"> • that there may not be sufficient space in front of the existing house on the site for adequate parking spaces to serve both houses; and • that, in any case, the parking arrangement now proposed would be somewhat awkward unless the occupants of the two houses always have family links.

		The Parish Council continues to believe that the design of the proposed house would be out of keeping with the neighbourhood. In the event that the District Council decides to approve the application, the Parish Council requested that such approval is conditional on a prohibition of any future construction of any vehicle access from the site/egress onto the A404/
PL/18/4033/FA Copperkins Lane, Doggetts Wood Lane, Little Chalfont, HP8 4TH	First floor front extension, loft conversion incorporating rear dormers and front rooflights	No Objection
PL/18/4085/FA Blue Cedars, Maplefield Lane, Little Chalfont, HP8 4TY	Part single, part two storey side and rear extension, infill of existing open porch and provision of a new porch canopy, and replacement of existing tile hanging to front elevation with painted render	No Objection
PL/18/4103/FA 26 Farm Close, Little Chalfont, HP6 6RH	Single storey front, side and rear extensions	No Objection
PL/18/3524/FA Symmons Lodge, Pollards Park, Nightingales Lane, Little Chalfont, HP8 4SN	Addition of storage to the garage and amendments to existing planning approval CH/2018/0753/FA. (Replacement Dwelling)	The Parish Council objects. Although the garage proposed appears to have reverted to the size originally permitted, the increases to built form at the house, described in the planning statement on the application for amendment to PL/18/0753/FA, and to which we objected, do not appear to have been removed. We continue to think that both the proposed new house and the garage would amount to an excessive

		intrusion of built form in the Green Belt.
PL/18/4374/FA Woodpeckers, 49 Amersham Road, Little Chalfont, HP6 6SW	First floor extensions to front and rear, front porch and pitched roof over existing garage	No Objection
PL/18/4368/PNAD Barns at Benrose 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 five residential units (see Class C3)	No Comment
PL/18/4437/FA Rowans, 38 Beechwood Avenue, Little Chalfont, HP6 6PN	Demolition of existing outbuilding and erection of single storey rear extension and roof over patio	No Objection

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 planning application: CH/2017/1662/FA, for Bidston, Burtons Lane, Little Chalfont, HP8 4BN, has gone to appeal and that CH/2018/0544/FA, for Finch House and Finch Cottage, Finch Lane, Little Chalfont, HP7 9LU, the appeal has been allowed. The appeals relating to CH/2017/2197/FA and PL/18/2186/FA, both for 1 Oakington Avenue, Little Chalfont, HP6 6SY, were discussed and it was agreed that the Parish Council would make further objection submissions to the Planning Inspectorate, as drafted by Cllr Ingham, regarding these appeals.

9. **Licensing applications:** None.

11. **Any Other Business:** (i) Leenane, 22 Chenies Avenue: Cllr Drew reported that all trees and foliage have been removed from the site and that this was a serious infringement of one of the conditions stipulated by Chiltern District Council (CDC) in its planning permission. The Parish Council agreed to report this infringement to CDC Planning Enforcement, for investigation. Cllr Drew also reported that a very large advertising sign had been erected on the corner of the site and that the sign is a distraction and traffic hazard. It was agreed that the Clerk should ask CDC to investigate the sign's compliance with advertising regulations.

(ii) Travellers Site, Lodge Lane – Cllr Parker had previously informed the Committee of a recent application made for a Traveller's Site off Lodge Lane. Although the site is not in the Little Chalfont parish, but on its border with Chalfont St Giles, it would adversely affect Little Chalfont. After discussion it was agreed to submit an objection to the application on the grounds of inappropriate development on the Green Belt and ANOB but, since the application had not been advertised with the meeting agenda, to defer submission of the agreed objection until later in the month, to allow time for residents to make individual views known.

11. **Date of next meeting:** 9th January 2019 at Little Chalfont Village Hall, Cokes Lane, Little Chalfont, Bucks at 7.00pm (with the Parish Council meeting to follow – 7.45pm approx)

Signed.....

Date.....