

**Minutes of a Meeting of Little Chalfont Parish Council Planning Committee
Held at Little Chalfont Village Hall, Cokes Lane, Little Chalfont
Wednesday 14th November 2018 at 7.00 pm**

Present: Cllr M Parker (Chairman) Cllr I Griffiths, Cllr M Crowe, Cllr C Ingham (from Item 6), Cllr J Walford, Cllr B Drew, Cllr D Alexander (From Item 6), Cllr V Patel and Cllr D Rafferty (from Item 6).

In attendance: Sallie Matthews (Assistant Parish Clerk)

Members of the public: Mr P Burgess, Mr T Ipoly, Mr I Golton and Mrs M Bagsahaw

1. **Apologies for absence:** Cllr M Tett (BCC) and Cllr C Jackson (CDC)
2. **Approval of the minutes of the Planning Committee meeting held 23rd October 2018:** Approved and signed.
3. **Suspension to standing orders enabling members of the public to speak:** Mr Burgess spoke about Planning application PL/18/3776/FA – 14A Chenies Parade. He stated that his property is at the rear of Chenies Parade and the proposed plans for three windows would look directly into his garden and home, so he would lose privacy. Parking on the on the service road is already a problem and adding more vehicles will cause more congestion and issues.. Mr Ipoly of 112 Elizabeth Avenue spoke about planning application PL/17/3778/VRC – Leenane, 22 Chenies Avenue, Little Chalfont, HP6 6PP. He objects to the application overall but especially the proposal to change the previously proposed 3 bedroom bungalow into a 3 three bedroom house. This would not only represent an overdevelopment of the plot but the properties, which would overlook his property and garden, would adversely result in his loss of privacy, loss of view and loss of light. He also considers that proposals would be out of keeping and inconsistent with the bungalow line followed in Elizabeth Avenue. Finally, he reiterated the previously noted local concerns about the road safety implications of the proposals as the junction of Chenies Avenue and Elizabeth Avenue is already a hotspot for accidents (including one fatality) and many near misses.
4. **To receive declarations of interest:** Cllr Drew declared an interest regarding planning application – PL/18/3778/VRC as he is a resident on Elizabeth Avenue near the property.
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 |
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| PL/18/3636/FA Orchard End, Harewood Road, Little Chalfont, HP8 4UA | Erection of detached garage, conversion of existing garage into habitable accommodation, demolition of existing conservatory and erect ton of single storey side extension, loft conversion of existing rear single storey section with double doors, balcony and rooflights. Changes to side fenestration. Removal of tile hanging to elevations and replace with render | No objection |

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| <p>PL/18/3792/FA Chiltern Cottage, Burtons Lane, Little Chalfont, HP8 4BA</p> | <p>Part two storey, part single storey rear and two storey front extensions. Roof alterations for loft conversion. Demolition of outbuildings and erection of double garage</p> | <p>No objection</p> |
| <p>PL/18/3778/VRC Leenane, 22 Chenies Avenue, Little Chalfont, HP6 6PP</p> | <p>Variation of condition 13 of planning permission CH/2018/0479/FA (Demolition of existing building and erection of 1 x 5 bedroom dwelling, 1 x 4 bedroom dwelling and 1 x 3 bedroom bungalow</p> | <p>The Parish Council objects to this application which proposes an unacceptable fundamental change to the planning permission CH/2018/0479/FA; three five bedroom houses are now proposed instead of one five bedroom, one four bedroom a three bedroom bungalow. The revised proposal would represent an over-development of, and over-crowding on, the site. The garages planned in application CH/2018/0479/FA are now proposed to be replaced by living accommodation and the resulting inadequate parking provision would exacerbate the problems at the already dangerous junction of Chenies Avenue with Elizabeth Avenue. Furthermore, we recommend refusal of the this application also because the proposed development would impact adversely on neighbours' privacy (front and back), natural light and general amenity.</p> |

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| PL/18/3807/FA 34 Beechwood Close, Little Chalfont, HP6 6QX | First Floor extension | No objection |
| PL/18/3776/FA 14A Chenies Parade, Little Chalfont, HP7 9PH | Subdivision of existing property and loft conversion to create an additional dwelling | The Parish Council objects to this application which would adversely affect the appearance, and symmetry, of one of the dominant features of the village centre. Furthermore the proposed rear dormer windows would directly overlook the property and garden of the neighbour in Burtons Lane, with an adverse effect on that neighbour's privacy and amenity. Finally, the proposed parking provision is inadequate and approval of this proposal itself would exacerbate the already chronic parking problems in Chenies Parade, with potentially even worse consequences if this proposed development set a precedent for adjoining properties. |
| PL/18/3870/FA 30 Bedford Avenue, Little Chalfont, HP6 6PS | Single storey side extension, demolition of existing garage and shed | The Parish Council does not object to this planning application. However, the Parish Council requests that any approval of the application should be conditional on any or all of the extensive area currently designated as "storage" not being used in the future as a separate habitation." |
| PL/18/3975/HB Beel House, Snells Lane, Little | Listed building application for repair of roof | No comment |

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| Chalfont, HP7 9QP | | |
| PL/18/3826/SA 9 Sandycroft Road, Little Chalfont, HP6 6QL | Application for a Certificate of Lawfulness for proposed: Single storey rear and side extension and loft conversion with rear dormer extension/Juliette balcony and roof lights to front elevation | No comment |
| PL/18/3835/SA Fanals, Village Way, Little Chalfont, HP7 9PX | Certificate of Lawfulness for proposed single storey rear extension and conversion of garage | No comment |
| PL/18/3953/TP Avenue of Trees, Burtons Way, Little Chalfont, Bucks | Crown reduction and crown thinning to six horse chestnuts protected by a Tree Preservation Order. | No comment |

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.

Cllr Parker reported on his recent email exchanges with Mike Shires, Area Team Leader at CDC Planning, on the ongoing issue that the Parish Council has faced when the District Council has made planning approval or rejection decisions before the Parish Council's recommendations are received. Cllr Parker reported that although the issue has yet to be finally resolved, the advice that he has received enables him to give guidance to the Assistant Clerk on how to identify cases where the deadline for responses is most likely to cause problems for the Parish Council. He suggested that, if any such cases are identified, councillors would be asked to agree a recommended response via email exchange. He accepted that such an approach would be inconsistent with the Parish Council's obligation to give advance public notice of discussion on planning applications and with the Parish Council Planning Committee's constitution but it was the only practical solution he had found. After discussion, the proposed temporary course of action was agreed, with the further condition that any such decisions made electronically should be included on the agenda, for the next Planning Committee meeting for ratification.

8. **Appeal notices and decisions:** It was noted that the following planning application: CH/2018/0582/FA – Little Istanbul, Nightingales Corner, Little Chalfont, Bucks, HP7 9PY will be discussed at the CDC Planning meeting to be held on the 22nd November 2018.

9. **Licensing applications:** None.

11. **Any Other Business:** None

11. **Date of next meeting:** 12th December 2018 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.....