

**Minutes of a Meeting of Little Chalfont Parish Council Planning Committee
Held at Little Chalfont Village Hall, Cokes Lane, Little Chalfont
Tuesday 17th April 2018 at 7.30 pm**

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

In attendance: Sallie Matthews (Assistant Parish Clerk)

Members of the public: Mr T Ipoly, Mrs D Griffin and Mrs J Gray

1. **Apologies for absence:** Cllr I Griffiths and Cllr M Crowe
2. **Approval of the minutes of the Planning Committee meeting held 27th March 2018:** Approved and signed.
3. **Proposal to suspend standing orders enabling members of the public to speak:** Mr Ipoly of 112 Elizabeth Avenue, Little Chalfont, objected to Planning application CH/2018/0479/FA, Leenane, 22 Chenies Avenue, Little Chalfont, HP6 6PP. Included in his list of grounds for objection were loss of privacy, loss of natural light, overdevelopment of the plot, the proposed plans do not correspond with the application form, concerns over the drainage and the junction of Chenies Avenue and Elizabeth Avenue is locally known as an accident hot spot. Mr Ipoly's comments were supported by Mrs Griffiths and Mrs Gray.
4. **To receive declarations of interest:** None
5. **Chairman to approve items of any other business:** (i) Open Spaces, (ii) Little Istanbul.
6. **To consider the following applications:**

Application number and address	Summary of Proposed Works	LCPC Planning Committee Recommendation
CH/2018/0433/FA Four Winds, Long Walk, Little Chalfont, HP8 4AW	Single storey rear extension and replacement rear dormer window	No Objection
CH/2018/0429/AV The White Lion Public House, White Lion Road, Little Chalfont, HP7 9LJ	A-One illuminated timber hanging sign to existing post. B - One sign written house name. C – One timber amenity board sign. D – One sign written house name and logo. E – Three slim timber amenity boards. F – One A3 internally illuminated menu unit	No Objection
CH/2018/0384/FA Dorbrey, 97 Elizabeth Avenue, Little Chalfont, HP6 6RS	Single storey rear extension	No Objection
CH/2018/0468/FA Farleigh, Long Walk, Little Chalfont, HP8 4AN	Single storey side rear and first floor side rear extensions, front porch	No Objection

CH/2018/0527 Dr Challoners High School, Cokes Lane, Little Chalfont, HP7 9QB	Single storey extension to school music room	No Objection
CH/2018/0479 Leenane, 22 Chenies Avenue, Little Chalfont, HP6 6PP	Demolition of existing building and erection of three detached 3-bed properties, associated landscaping and parking	The Parish Council objects to this application on many grounds: the proposals would represent an overdevelopment and overcrowding of the plot, with overbearing properties out of character with most in the area; the proposed density and the access to Plot 1 close to the junction with Elizabeth Avenue would exacerbate the problems at an already dangerous junction, the site of many accidents, including a fatality; the development would impact adversely on neighbours' privacy (front and back), natural light and general amenity; the proposed siting on Plot 1 conflicts with the building line on Elizabeth Avenue. Also, it should be noted that the plans presented are inadequate for purpose (eg proposed ridge heights not provided) and inconsistent with the summary of the proposed works (with two 4-bed and one 5-bed properties proposed, not three 3-beds indicated in the summary).
CH/2018/0503/VRC Finch House and Finch Cottage, Little Chalfont, HP7 9LU	Variation of Condition 9 of planning permission CH/2017/2252/FA to allow alterations to Plot 1	No Objection
CH/2018/0369/FA Dalzell, Village Way, Little Chalfont, HP7 9PU	Part two storey/part first floor side extension incorporating covered storage area.	No Objection
CH/2018/0519/FA Heathlands, Doggetts Wood Close, Little Chalfont, HP8 4TL	Single storey rear extension	No Objection

CH/2018/0552/FA Aldarn, New Road, Little Chalfont, HP8 4AG	Replacement single storey rear extension	No Objection
CH/2018/0583/FA Newlyn, Burtons Lane, Little Chalfont, HP8 4AG	Detached garage, single storey rear extension following the demolition of existing conservatory and alterations to fenestration.	The Parish Council has no objection to the single storey rear extension but objects to the proposed detached 3 car garage on grounds of its proposed size and its proposed location very close to the boundary and closer to the road (Burtons Lane) and more dominant than is typical in the ERASC neighbourhood
CH/2018/0597/FA Burtons Farm, Burtons Lane, Little Chalfont, HP8 4BB	Demolition of two-storey extension, porch and flue, installation of replacement windows, two new window openings and three rooflights, alterations to facade finishes, reinstatement of chimney	No Objection
CH/2018/0473/VRC GE Healthcare, Pollards Wood, Nightingales Lane, Little Chalfont, HP8 4SP	Removal of Condition 4 of planning permission CH/2001/0719/FA which restricts the use of the two storey extension to the building for office (Use Class B1) purposes only	The Parish Council does not object in principle to the proposal but does have concerns about the safety of potential residents' pedestrian access/egress from the site in view of the absence of any current footway on Nightingales Lane near this location.
CH/2018/0512/NMA Burtons Farm, Burtons Lane, Little Chalfont, HP88 4BB	Application for a non-material amendment to planning permission CH/2017/2299/FA. Alterations to primary dwelling; construction of three extensions and a single storey basement extension (with no presence at ground floor) within the existing residential curtilage	No Objection
CH/2018/0561/TP Pine Acre, Burtons Way, Little Chalfont, HP8 4BW	Removal of branches and reduction of a limb of an oak protected by a Tree Preservation order	No Comment

CH/2018/0418/SA Salla Kee, Long Walk, Little Chalfont, HP8 4AN	Certificate of Lawfulness for a proposed part two storey/part single storey rear extension, single storey side extension and erection of a detached building	Application Withdrawn
CH/2018/0537/SA 84 Amersham Road, Little Chalfont, HP6 6SL	Application for a Certificate of Lawfulness for a proposed operation relating to the alteration of rear pitched roof, two front roof lights and rear dormer	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.
8. **Appeal notices and decisions:** It was noted that Planning Application: CH/2016/2222/FA – Hullavington, Burtons Lane, Little Chalfont, HP8 4BA had gone to appeal.
9. **Licensing applications:** None.
10. **Any Other Business: (i) Open Spaces Strategy:** The Planning Committee agreed on a response, to be sent jointly from the Parish Council and the LCCA, to the informal consultation received on 27th March from Chiltern and South Bucks District Councils on their draft Open Spaces Strategy. **(ii) Little Istanbul:** Cllr Parker informed the committee that he had been advised that although the March 2016 planning application (CH/2016/1876/FA) for Little Istanbul has been withdrawn, he has been informed that the owners have appointed a new agent and that a further application is to be submitted shortly.
11. **Date of next meeting:** 9th May 2017 at Little Chalfont Village Hall, Cokes Lane, Little Chalfont, Bucks at 7.00pm. (Parish Council meeting to follow at approx 7.45pm)

Signed.....

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