

Minutes of a Meeting of Little Chalfont Parish Council Planning Committee
Held at Little Chalfont Village Hall, Cokes Lane, Little Chalfont
Tuesday 23rd January 2018 at 7.30 pm

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

In attendance: Sallie Matthews (Assistant Parish Clerk)

Members of the public: Mr M Crowe and Mr Crabtree

1. **Apologies for absence:** Cllr J Walford and Cllr Griffiths after Item 6.
2. **Approval of the minutes of the Planning Committee meeting held 2nd January 2018:** Approved and signed.
3. **Proposal to suspend standing orders enabling members of the public to speak:** Not Applicable
4. **To receive declarations of interest:** The Parish Council has a collective interest on Planning Application CH/2017/2254/AV
5. **Chairman to approve items of any other business:** (i)Emerging Local Plan, (ii) Little Istanbul, (iii) Community Centre
6. **To consider the following applications:**

| Application number and address | Summary of Proposed Works | LCPC Planning Committee Recommendation |
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| CH/2017/2254/AV Verges adjacent to shops and flats on Nightingales Corner, Little Chalfont, HP7 9PY | Small advertising sign hanging from the cycle racks | The Parish Council supports this application |
| CH/2017/2229/FA Chalmer, 148 White Lion Road, Little Chalfont, HP7 9NQ | Proposed part two storey, part single storey front, side and rear extension and raising of existing eaves for loft conversion and demolition of existing garage (Revision to previously consented application ref: CH/2016/0795/FA) | No Objection |
| CH/2017/2252/FA Finch House and Finch Cottage, Finch Lane, Little Chalfont, HP7 9LU | Two replacement dwellings | Approved 22/01/18 |
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| CH/2017/2255/FA 84 Amersham Road, Little Chalfont, HP6 6SL | Single storey side extension | The Parish Council objects to this application. There should be a one metre gap between the proposed extension and the boundary, to avoid overbearing on number 86 and to maintain the character of the street scene. |
| CH/2017/2265/FA 52 Amersham Road, Little Chalfont, HP6 6SN | Single storey side/rear extension, roof alterations to provide further habitable accommodation in roof space, alterations to front porch and associated hardstanding to provide additional parking | No Objection |
| CH/2017/2303/FA 47 Chessfield Park, Little Chalfont, HP6 6RU | Two storey and single storey side extension, fenestration alterations and new vehicle vehicular crossover | No Objection |
| CH/2017/2295/FA The Leys, Harewood Road, Little Chalfont, HP8 4UA | Single storey rear extension and alterations to existing dining room roof | No Objection |
| CH/2017/2197/FA 1 Oakington Avenue, Little Chalfont, HP6 6SY | Erection of two storey dwelling on land to rear of 1 Oakington Avenue and new vehicular crossover | The Parish Council objects to this application. The proposed access to Amersham Road would not be viable. In the vicinity of the site there are no private access points onto the A404, which is designated a Strategic Inter-Urban Route, with very busy traffic, including freight. The proposed access would also be almost directly opposite the existing busy and dangerous junction which leads to Chalfont Avenue and the station access road. In addition, the proposed design of the house would be out of character with the neighbourhood. |
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| CH/2017/2085/FA 44A Bell Lane, Little Chalfont, HP6 6PF | First floor rear and single storey front extension | No Objection |
| CH/2017/2299/FA Burtons Farm, Burtons Lane, Little Chalfont, HP8 4BB | Alterations to primary dwelling: construction of extensions and a single storey basement extension (with no presence at ground floor) within the existing residential curtilage | No Objection |
| CH/2017/2328/FA 181 Amersham Way, Little Chalfont, HP6 6SF | Single storey rear extension, additional rooflight to South West elevation | Withdrawn |
| CH/2017/2339/FA Bidston, Burtons Lane, Little Chalfont, HP8 4BN | Erection of a new dwelling and garage with associated hard and soft landscaping, formation of a new access from Burton's Way | No Objection |
| CH/2017/2324/FA Rowan Cottage, 164 White Lion Road, Little Chalfont, HP7 9NL | Single storey rear extension, loft extension with Juliette balcony and erection of outbuilding | No Objection |
| CH/2017/2002/VRC Chalfont Manor (Formally Chalfont Lodge), Nightingales Lane, Little Chalfont, HP8 4SN | Variation of condition 3 of planning permission CH/2017/1420/FA to allow for the garage to be used as ancillary to the dwelling other than parking vehicles | The Parish Council objects to this application. The original application made the case for a garage. No case has been made for a games room/store as a separate building from this house. |
| CH/2018/0004/FA Lavenders, Village Way, Little Chalfont, HP7 9PU | Replacement dwelling with detached garage | No Objection |
| CH/2017/2326/VRC Latcha, 10 Amersham Road, Little Chalfont, HP6 6SE | Removal of Condition 3 of planning permission CH/2017/1622/FA – replacement dwelling | The Parish Council objects to this application on the grounds that Condition 3 should be maintained to cover any future alterations to the fenestration of the house. |

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| CH/2017/2307/FA 21 The Bramblings, Little Chalfont, HP6 6FN | Single storey rear extension | No Objection |
| CH/2017/2369/FA 27 Westwood Drive, Little Chalfont, HP6 6RN | Demolition of rear garage and internal chimneys, single side storey rear extensions, first floor rear extension | 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:** Two applications will be heard at Chiltern District Council Planning Committee meeting on the 1st February were reported. The applications were: CH/2017/2185/FA – Little Chalfont Village Hall, Cokes Lane, Little Chalfont, HP8 4UD and CH/2017/2077/FA – 138 Elizabeth Avenue, Little Chalfont, HP6 6RG
9. **Licensing applications:** None
10. **Any Other Business:** (i) Emerging Local Plan: It was agreed that Cllr Ingham will act as an administrator of the Save Little Chalfont Facebook page as one of his responsibilities as a Parish Council on his role as a member of the Co-ordination group. (ii) Cllr Parker informed the committee that after a number of communications with Chiltern District Council Planning Enforcement regarding the outstanding ‘Little Istanbul’ planning application, he had been advised that the application will be reviewed within the next month. (iii) Community Centre: CDC planning committee would be considering this application on 1 February. As our architect was not available that evening, it was agreed that Cllr. Drew would speak on behalf of the application. Assuming we are allowed a second speaker, to represent the parish council, the vice-chairman would be asked if he was available. It was agreed that letters would be sent to all members of the CDC planning committee to put the parish council’s case in response to the case officer’s report which recommended refusal. There was no objection to Cllr Drew’s proposal to commission follow-up reports from our transport and ecology experts.
11. **Date of next meeting:** 14th February at Little Chalfont Village Hall, Cokes Lane, Little Chalfont, Bucks at 7.30pm. (Parish Meeting to follow at approx 8.15pm)

Signed.....

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