

**Minutes of a Meeting of Little Chalfont Parish Council Planning Committee
Held at Little Chalfont Village Hall, Cokes Lane, Little Chalfont
Tuesday 28 August 2018 at 7.30pm**

Present: Cllr M Crowe, Cllr B Drew, Cllr I Griffiths, Cllr C Ingham, Cllr M Parker (Chairman) Cllr Patel, Cllr J Walford.

In attendance: Natasha Meldrum (Parish Clerk)

Members of the public: Mr Ian Yeoman, Mr Mark Eames, Mrs Gill Hiett, Mr and Mrs Budden, Cllr D Phillips.

1. **Apologies for absence:** Cllr D Alexander, Cllr D Rafferty.
2. **Approval of the minutes of the Planning Committee meeting held 31 July 2018:** Approved and signed.
3. **Suspension to standing orders enabling members of the public to speak:** Mr Ian Yeoman spoke regarding the application at Waverley, Harewood Road. Mr Yeoman noted the proposal for the positioning of the entrance and highlighted safety concerns compounded by the lack of street lighting and pavement in the area. Mr Mark Eames echoed the concerns about the ability to safely access the property. It was noted that, although some comment had reported otherwise, there were no existing conditions which would restrict prohibit approval of the current application. Mrs Gill Hiett noted the adjacent verge was edged with hard stones and damage to the verge would be possible if this edging was not present. Cllr Phillips noted concerns regarding the Highways report and it was agreed a site visit would be useful in viewing this application. Mr Ian Budden spoke about the application at 95 Amersham Road. After describing the proposal, he reported his concerns about the extension being overbearing and would result in a loss of light to the neighbouring property.
4. **To receive declarations of interest:** None.
5. **Chairman to approve items of any other business:** (i) Lavenders, Village Way (ii) Burtons Wood (iii) Fence – Chenies Avenue.
6. **To consider the following applications:**

Application number and address	Summary of Proposed Works	LCPC Planning Committee Recommendation
PL/18/2379/FA Waverley, Harewood Road, Little Chalfont, HP8 4UB	Proposed entrance gates, piers, walling and fencing to front boundary.	The parish council has no objection to the design of the pillars etc but shares the neighbours' concerns about the safety of the proposed siting of the entrance, not least because of the lack of street lighting and footway in the adjacent area of the severe bend in the road but also its positioning in relation

		to the entrance to the property on the opposite side of the road. The parish council recommends that CDC challenges the advice received from the Highways Authority about the safety of the access arrangements and suggests that this advice should be reviewed after a site visit.
PL/18/2196/VRC Braeside, Burtons Lane, Little Chalfont, HP8 4BS	Variation on condition 9 of planning permission CH/2018/0585/VRC to allow basement incorporating staircase in ground floor and changes in doors and windows.	It is noted with concern that a decision has already been made by Chiltern District Council, before the parish council was able to comment.
PL/18/2071/FA Dellwood, 52 Bell Lane, Little Chalfont, HP6 6PF	Replacement of existing garage and conservatory with part single / part two storey side, single storey rear, first floor infill extensions incorporating front dormer, roof lanterns, rear Juliet balcony to loft and internal alterations, construction of front car port and replacement of rear shed.	No objection.
PL/18/2344/FA Woodfield, Burtons Lane, Little Chalfont, HP8 4BB	Two storey infill, single storey rear / first floor rear and front porch extensions, loft conversion incorporating front and rear dormers. Conversion of detached garage into office /gym, relocation of driveway entrance and associated works.	The parish council has no objection to the proposed extensions and garage conversion but supports the request made by the Highways Authority about the positioning of the gate further away from the carriageway edge, and has been advised that the applicants have accepted this advice.
PL/18/2636/FA Pendelli, 95 Amersham Road, Little Chalfont, HP6	Front, side and rear extensions. Loft conversion with dormer and rooflights to front and 2x dormers rear	The parish council objects on the grounds the proposal is obtrusive, out of character with the street scene and

6SP	and roof lantern.	would adversely affect the amenities of the neighbours.
PL/18/2409/FA 12 The Hawthorns, Little Chalfont, HP8 4UJ	Works to trees subject to Tree Preservation Order (TPO)	No comment.
PL/18/2509/FA Land adjacent to Giles House and rear of Larkes Field, Doggetts Wood Lane, Little Chalfont, HP8 4TH	Detached dwelling within curtilage with attached garage and creation of vehicular access (amendment to planning permission CH/2016/0549/FA)	The parish council continues to believe the proposal would be an overdevelopment of a relatively small site and would be out of keeping with the area. It would also have an adverse impact on the amenity of the neighbours.
PL/18/2509/FA 127 Chessfield Park, Little Chalfont, HP6 6RX	Conversion of garage to habitable accommodation with single storey front and rear extensions.	No objection.
PL/18/2620/FA 3 Ashmead Place, Little Chalfont, HP7 9NZ	Single storey front extension and conversion of garage to habitable accommodation.	No objection
PL/18/2842/FA – Lavenders, Village Way, Little Chalfont, HP7 9PU	Demolition of existing dwelling and garage and erection of new dwelling and garage.	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 appeal of planning application CH/2018/0063/FA at Bendrose Laurels, White Lion Road, Little Chalfont, has been allowed.
9. **Licensing applications:** None. The Clerk was requested to report back on the previous correspondence with regard to the latest application for a licence at the EfES Tapas Bar.
10. **Local Parish Infrastructure:** Cllr Parker noted that there were no additional infrastructure priorities to be recorded but would contact Andrew MacDougall to confirm this position and would check on progress on the identification of infrastructure proposals to be included in the draft Local Plan.
11. **Response from Chiltern District Council:** Cllr Parker reported the problems which were being experienced with the Planning Department at Chiltern District Council. The usual procedure is for the parish council to record with the planning department if any dates of consultation cannot be discussed at the next parish council meeting due to receipt of the applications once an agenda has been issued. Over

the past few months a number of decisions had been taken before the receipt of a recommendation from the parish council. A series of inconsistent dates had been noted. Cllr Phillips recognised this was an urgent issue to be addressed and felt it was primarily attributed to the amalgamation of the two district council planning departments. The formal requirements were discussed and it was noted that the district council had a statutory obligation to consult with parish councils and parish councils had a statutory right to have the opportunity to consider them. It was noted also that the parish council's standing orders require the parish council to respond with its recommendations on the day following each planning committee meeting. Cllr Ingham asked the Clerk for a reminder of parish council's rights and obligations.

- 12. **Any Other Business:** (i) Lavender, Village Way. See above. (ii) Burtons Wood. It was reported a resident had highlighted an issue occurring in Burtons Wood which had ramifications for planning enforcement and fly tipping. Chiltern District Council had been notified in the first instance and a reply was awaited. (iii) Fence – Chenies Avenue. Cllr Drew noted a new fence which had been installed which did not appear to conform with planning regulations. It was agreed the Clerk will write to planning enforcement.
- 13. **Date of next meeting:** Tuesday 25 September 2018 at Little Chalfont Village Hall, Cokes Lane, Little Chalfont, at 7.30pm.

Signed.....

Date..... -