

Minutes of a Meeting of Little Chalfont Parish Council Planning Committee
Held at Little Chalfont Village Hall, Cokes Lane, Little Chalfont
Wednesday 7th August 2019 at 7.30pm

Present: Cllr M Parker (Chairman), Cllr I Griffiths, Cllr C Ingham, Cllr M Crowe, Cllr V Patel, and Cllr D Rafferty

In attendance: Sallie Matthews (Assistant Parish Clerk)

Members of the public: Alan Turner, Alison Murdern and Susan Hiscock

1. **Apologies for absence:** Cllr Drew, Cllr Walford and Cllr Alexander
2. **Approval of the minutes of the Planning Committee meeting held 10th July 2019:** Approved and signed.
3. **Suspension to standing orders enabling members of the public to speak:** Alison Murdern objected to the planning application for a redevelopment of 3 Oakington Avenue. Her concerns were that the proposed development of 3 residences would be out of keeping with the rest of Oakington Avenue and would increase the traffic, close to the local primary school. Susan Hiscock had concerns about the same application and considered the proposed driveway to be too small for three properties, and that traffic to and from the residences would be hazardous for pupils walking to the local primary school, that Oakington Avenue is already a busy road and that approval would set a an unwelcome precedent for future developments of this kind. Alan Turner shared the same concerns about the same application, and also had concerns about the out of character proposed height of the proposed houses and mentioned that the traffic hazard would be increased because the site is on a bend in Oakington Avenue.
4. **To receive declarations of interest:** None
5. **Chairman to approve items of any other business:** (i) Parking, (ii) Paradigm
6. **To consider the following applications:**

Application number and address	Summary of Proposed Works	LCPC Planning Committee Recommendation
PL/19/2318/FA Lusty Glaze, 95 Elizabeth Avenue, Little Chalfont, HP6 6RS	Front Dormer Window	No objection
PL/19/2346/FA 44 Oakington Avenue, Little Chalfont, HP6 6SX	Single storey side extension	No objection
PL/19/2433/OA 3 Oakington Avenue, Little Chalfont, HP6 6SY	Outline application for demolition of existing building and erection of three dwellings with associated	The Parish Council objects. Contrary to the applicant's claim, the development permitted at no. 1 Oakington Avenue is not backland, as it is alongside the main A404

	<p>access, car parking and amenity space.</p>	<p>road. The application site at no 3 is different, more secluded, and similar to the rest of Oakington Avenue which has a pattern of frontage housing with substantial rear gardens consistent along the length of the road. The proposal for two 2-storey houses surmounted by pitched roofs is out of character with Oakington Avenue and the rest of the neighbourhood, which is characterised by bungalows with developments of their roofs at first storey level only. The application seeks to divide a plot, the size of which is average for the road, into three very small plots. The three proposed units would appear cramped and out of keeping with the much larger plots which characterise every other house in Oakington Avenue, including the permitted development at number 1. The fronts of houses 2 and 3 look directly into the back of 1, at only about 15 metres, which is an unacceptable relationship. The front of house 2 is too close to the rear of no. 1 Oakington Avenue (about 10 metres). The necessary vehicle access and parking at the rear houses would cause new noise and pollution beside the amenity space of the neighbours at nos 1 and 5. The hard standing required, together with the built form of the houses, would be excessive in proportion to the size of the whole plot. A proportion estimated as 71% of the plot in another contributor objection. There would be inadequate garden space for each home. Vehicle access/egress would be a potential danger to schoolchildren who use the adjacent pavement to walk to the primary school nearby in Oakington Avenue. The precedent set for backland development could lead to further such developments in Oakington Avenue, harming the character of the neighbourhood.</p>
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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 against the decision on planning application PL/18/2956/FA - Land adjacent to Woodcote, Burtons Lane, Little Chalfont, Bucks had been dismissed.
9. **Licensing:** None
10. **Any Other Business:** (i) Parking: Cllr Ingham informed the committee that a resident had approached him regarding the parking restrictions in the village and proposed that they should be changed to an earlier time in the day. The committee noted the suggestion but agreed that it would not only involve significant additional cost but also that it would be ineffective in deterring commuter parking. (ii) Paradigm: Cllr Parker advised the committee that he had received a letter and survey from Paradigm Housing regarding a proposal to build affordable housing on Green Belt land off High View, Chalfont St Giles, just south of Little Chalfont. It was agreed that the Parish Council would not comment on the proposal unless and until a formal planning application is made. Cllr Parker mentioned that he has similarly alerted the co-ordination group to the proposal, so that consideration could be given to including reference in the response Local Plan consultation to further potential development on local Green Belt land. [Note: It has subsequently been agreed not to make any such reference in the Local Plan consultation response.]
11. **Date of next meeting:** 4th September 2019 at Little Chalfont Village Hall, Cokes Lane, Little Chalfont, Bucks at 7.30pm

Signed.....

Date.....