

**Minutes of a Meeting of Little Chalfont Parish Council Planning Committee  
Held at Little Chalfont Village Hall, Cokes Lane, Little Chalfont  
Wednesday 13<sup>th</sup> March 2019 at 7.00pm**

Present: Cllr M Parker (Chairman), Cllr I Griffiths, Cllr C Ingham, Cllr B Drew, Cllr D Alexander, Cllr V Patel, Cllr M Crowe (from Item 6), and Cllr D Rafferty (from Item 2)

**In attendance:** Sallie Matthews (Assistant Parish Clerk)

**Members of the public:** Alex Pearson – Chalfont Vision (from Item 6) John Aberson (from Item 6)

1. **Apologies for absence:** Cllr J Walford, Cllr D Phillips (CDC) and Cllr C Jackson (CDC)
2. **Approval of the minutes of the Planning Committee meeting held 5<sup>th</sup> February 2019:** Approved and signed.
3. **Suspension to standing orders enabling members of the public to speak:** Not Applicable
4. **To receive declarations of interest:** None
5. **Chairman to approve items of any other business:** Planning Training
6. **To consider the following applications:**

Application number and address	Summary of Proposed Works	LCPC Planning Committee Recommendation
PL/18/4519/FA The End House, Maplefield Lane, Little Chalfont, HP8 4TY	Two storey side/rear extension to existing ancillary outbuilding	No Objection
PL/19/0301/HB Beel House, Snells Lane, Little Chalfont, HP7 9QP	Listed Building Consent for rebuilding of gable walls with render to replace tiles and installation of replacement windows	No Comment
PL/19/0391/FA 2 Beech Park, Little Chalfont, HP6 6PY	Single storey rear extension and conversion of garage to habitable accommodation	Provided CDC is satisfied with the adequacy of the proposed parking provision, the Parish Council would not object to the application
PL/19/0452/FA 38 Beechwood Close, Little Chalfont, HP6 6QX	First floor side and rear extensions, changes to fenestration to front and side and additional door to side elevations. Timber cladding to first floor extension and existing first floor side elevation	No Objection
PL/19/0325/FA 4 Chalfont House, Chalfont Station Road, Little Chalfont, HP7 9PS	Erection of canopy over front patio and changing to opening hours (retrospective)	The Parish Council has no objection to this application but recommends that approval should be conditional on the restrictions advised by the Environmental Health Team

PL/19/0479/FA The Glades, 12 Chandos Close, Little Chalfont, HP6 6PJ	Single storey side extension with habitable space on roof above, loft conversion incorporating rear dormer. Removal of boundary wall and extension of the existing vehicle access.	No Objection
PL/19/0344/FA 7 Oakington Avenue, Little Chalfont, HP6 6SY	Demolition of existing dwelling and erection of chalet bungalow	The Parish Council has no objection to this application in principle, but recommends that careful consideration should be given to whether the replacement of the present single upper storey rear dormer window by four new windows creates unacceptable overlooking of neighbouring gardens. The Parish Council notes with satisfaction that the proposed new upper storey windows will all be fitted with obscure glass and recommends that approval should be conditional upon that being a permanent feature.
PL/19/0535/VRC Land adjacent to Giles House, and to rear of Larkes Field, Doggetts Wood Lane, Little Chalfont, HP8 4TH	Variation of conditions 11 of planning application PL/18/2509/FA (Detached dwelling within curtilage with attached garage and creation of a new vehicular access.)	No Comment
PL/19/0430/FA Sugar Loaf Inn, Chalfont Station Road, HP7 9PN	Demolition of conservatory/toilet block and erection of single story rear extension. external staircase for basement access and fixed planters/awning to front elevation, creation of parking to rear and fenestration alterations	The Parish Council supports this application but recommends that approval should be conditional on (i) the preparation of a Construction Management Plan, to be approved by CDC, to minimise the disruption on the adjacent A404 in the centre of the village during the proposed development, and (ii) the restrictions advised by the Environmental Health Team
PL/19/0172/SA	Application for certificate of	No Comment

75 Oakington Avenue, Little Chalfont, HP6 6ST	lawfulness for proposed: Single storey rear extension	
PL/19/0383/SA Oakwood, Burtons Lane, Little Chalfont, HP8 4BB	Application for a Certificate of Lawfulness for proposed: 3 No front rooflights and 1 No rear rooflight	No Comment
PL/19/0465/FA Netherbury, Burtons Lane, Little Chalfont, HP8 4BN	Application for a Certificate of Lawfulness for proposed: Single storey side extension and insertion of rooflights to front and rear elevation	The Parish does not wish to comment on this application for a Certificate of Lawfulness except to record that it seems inappropriate that the supporting plans are outdated and do not reflect the significant developments already made to the property in accordance with recent planning approvals.
PL/19/0305/PNE 2 Sandycroft Road, Little Chalfont, HP6 6QL	Notification of proposed single storey rear extension; depth extending from the original rear wall of 6.0 metres, a maximum height of 3.0 metre and a maximum eaves height of 3.0 metres	No Comment
PL/19/0455/PNE Highfield, 99 Elizabeth Avenue, Little Chalfont, HP6 6RS	Notification of proposed single storey rear extension; depth extending from the original rear wall of 8.0 metres, a maximum height of 3.0 metres and a maximum eaves height of 2.85 metres	Although the Parish Council does not usually comment on PNE applications, in this case it wishes to note its concerns that the proposed development would not be in keeping with the neighbourhood and that its overbearing nature would adversely affect the amenities of the immediate neighbours.
PL/19/0483/PNE 45 Westwood Drive, Little Chalfont, HP6 6RW	Notification of proposed single storey rear extension; depth extending from the original rear wall of 6.0 metres, a maximum height of 3.225 metre and a maximum eaves height of 2.775 metres	No Comment
PL/19/0477/FA 45 Westwood Drive, Little Chalfont, HP6 6RW	Single storey front/side/rear extension and loft conversion incorporating rear dormer window & rooflights	The Parish Council objects to this application on the grounds that the proposed development would be overbearing and adversely affect the amenities of

		the immediate neighbours.
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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. Cllr Parker gave the committee an update on the decision on the approved planning application CH/2018/0673/FA – Citygate and reported that Bucks County Council had informed him that they are unable to make any change to the plans approved by Chiltern District Council (CDC) in relation to access via the dropped kerbs. Cllr Parker also confirmed that, as agreed at the previous meeting, he had followed with CDC on up informed the committee's concerns about the conditions set for approval of planning for Leenane, 22 Chenies Avenue. Cllr Parker has subsequently circulated to the committee the detailed response from CDC which set out the reasons why no changes were to be made to the previously recorded conditions.
8. **Appeal notices and decisions:** It was noted that the following planning application: PL18/4685/FA – Rowan Cottage, 164 White Lion Road, Little Chalfont, HP7 9NL will be discussed at the CDC Planning meeting to be held on the 21<sup>st</sup> March 2019.
9. **Licensing:** None
10. **Any Other Business: Planning Training:** Cllr Ingham, Cllr Crowe and Cllr Alexander commented positively about a CDC Planning training seminar which they had attended on 4<sup>th</sup> March. Cllr Ingham also informed the committee that CDC have acknowledged, and intend to address, issues about standards of communication.
11. **Date of next meeting:** 10<sup>th</sup> April 2019 at Little Chalfont Village Hall, Cokes Lane, Little Chalfont, Bucks at 7.00pm – Parish Meeting to follow approx 7.45pm.

Signed.....

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