

**Minutes of a Meeting of Little Chalfont Parish Council Planning Committee  
Held at Little Chalfont Village Hall, Cokes Lane, Little Chalfont  
Wednesday 15<sup>th</sup> May 2019 at 7.30pm**

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

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

**Members of the public:** None.

1. **Apologies for absence:** Cllr B Drew, Cllr J Walford and Cllr V Patel
2. **Approval of the minutes of the Planning Committee meeting held 10<sup>th</sup> April 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:** (i) Pledgers' Meeting (ii) CDC Meeting
6. **To consider the following applications:**

Application number and address	Summary of Proposed Works	LCPC Planning Committee Recommendation
PL/19/0694/FA Marcholme, New Road, Little Chalfont, HP8 4AG	Single storey side extension	The Parish Council can find no change to the proposals subsequent to 11 April so our recommendation submitted on that date still stands.
PL/19/1131/FA Oakleaze, 58 Chenies Avenue, Little Chalfont, HP6 6PW	Garage conversion incorporating single storey front extension and single storey infill extension with altered roof slope (amendment to planning permission PL/18/2980/FA)	No Objection
PL/19/1074/FA Spring Park, Village Way, Little Chalfont, HP7 9PX	Single storey front extension and alterations to windows and doors to side/rear elevations	No Objection
PL/19/1142/TP Bramhall, Nightingales Lane, Little Chalfont, HP8 4SR	Tree works as per submitted schedule – all protected by a Tree Preservation Order	No Comment
PL/19/0325/FA	Erection of canopy over front	The Parish Council has no

4 Chalfont House, Chalfont Station Road, Little Chalfont, HP7 9PS	patio and change to opening hours (retrospective)	objection the proposed canopy nor to the requested changes to the licensing hours but, rather than the proposed informal arrangement in relation to the occupancy of the patio in front of the building, the Parish Council requests that a condition to the licensing permission is set that 'Licensable activity in the external area in front of the building shall cease at 11pm'.
PL/19/1156/FA The Chimes, 126 Elizabeth Avenue, Little Chalfont, HP6 6RQ	Demolition of existing conservatory, single storey rear/side extension. Loft conversion incorporating front roof lights, rear dormers and hip to gable roof conversion	No Objection
PL/19/1171/FA Ponderosa, 29 Beechwood Avenue, Little Chalfont, HP6 6PN	Single storey rear extension, garage conversion with new windows replacing garage door, construction of steps to a new terrace, and external works to replace windows and roof tiles	No Objection
PL/19/1177/FA 2 Sandycroft Road, Little Chalfont, HP6 6QL	Single storey side and rear extension	The Parish Council has no objection to the proposed extension but requests the District Council to give careful consideration to the expected issue of inadequate parking for constructors' vehicles during construction, as noted in the neighbour's comments on the application.
PL/19/1289/FA 106 Westwood Drive, Little	Removal of existing garage and rear extension, part	No Objection

Chalfont, HP6 6RR	single storey/part two storey side and rear extension. Front porch and altered driveway to provide 3 car parking spaces.	
PL/19/1323/FA Oliv-Harr House, Chenies Parade, Chalfont Station Road, Little Chalfont, HP7 9FG	Roof alterations incorporating PV panels	No Objection
PL/19/1302/FA Oliv-Harr House, Chenies Parade, Chalfont Station Road, Little Chalfont, HP7 9FG	Single storey side extension and relocation of bin store	The Parish has no objection to the proposed single storey extension but considers the proposed location of the bin store to be unsuitable; close to the public footpath, it would be unsightly, and potentially unhygienic and a source of unpleasant odours. The Parish Council considers that the District Council should refuse permission for this proposed siting of the bin store and require its approval of alternative arrangements for bin storage.
PL/19/1143/FA Dormans, Burtons Lane, Little Chalfont, HP8 4BA	Demolition of existing dwelling and erection of replacement dwelling with basement. Erection of new detached garage and changes to vehicular access	No Objection
PL/19/1092/FA Karli, 9 Amersham Road, Little Chalfont, HP6 6SE	Single storey side and rear extension (part retrospective)	No Objection
PL/1/1335/FA 9 Sandycroft Road, Little Chalfont, HP6 6QL	Conversion of existing single dwelling into 2 flats incorporating front roof lights and rear Juliet balcony	The Parish Council objects to this application mainly on the grounds of inadequate parking provision. but it also acknowledges the neighbour's concerns about the impact on in amenity by a

		loss of privacy if the proposed Juliet balcony were to be approved.
PL/19/1339/FA Rowan Cottage, 164 White Lion Road, Little Chalfont, HP7 9NL	Demolition of existing outbuilding in the rear garden and erection of new outbuilding incorporating habitable space in roof above	The Parish Council objects to this application on the grounds of the obtrusive nature of the now-proposed outbuilding. The Parish Council is aware that the proposed height of the building is within the limit set in the approved development CH/2017/2324/FA but the now-proposed roof shape is bulkier, so more prominent and intrusive. The Parish Council notes the optimistic view of the Case Officer for CH/2017/2324/FA that the development "would not constitute prominent or intrusive features in the street scene and would constitute sympathetic, subservient additions...". The reality is that the changes made to the main house make it now dominate the street scene, so further prominence of the outbuilding would not be acceptable.
PL/19/1215/FA Snells Farm, Snells Lane, Little Chalfont, HP7 9QN	Conversion of barn to dwelling and erection of carport	No Objection
PL/19/1216/HB Snells Farm, Snells Lane, Little Chalfont, HP7 9QN	Listed building consent for external and internal alterations for renovation of barn and conversion to dwelling hours and erection	No Comment

	of carport	
PL/19/1384/FA Halcyon, Cokes Lane, Little Chalfont, HP8 4TQ	Demolition of existing garage and attached ancillary structures and erection of infill and part single/part two side/ rear storey extension with roof lights. Loft conversion into habitable roofspace including 2 front dormers and rear and front roof lights. Alterations to windows. Erection of 1.8m high fence along garden boundary.	No Objection
PL/19/1309/FA Salla Kee, Long Walk, Little Chalfont, HP8 4AN	Replacement Dwelling	The Parish Council considers the latest application close to being acceptable but supports the neighbour's reasonable suggestions for changes to the proposals, and in particular the change to the depth of the rear extension to reduce its obtrusiveness and impact on the neighbour's amenity.
PL/19/1426/FA Ragstones, 49 Chenies Avenue, Little Chalfont, HP6 6PW	Single storey side/front extension	No Objection
PL/19/1473/CONDA 1 Oakington Avenue, Little Chalfont, HP6 6SY	Application for approval of conditions 2,4,5 and 6 of planning permission PL/18/3984/FA. (Erection of a dwelling house and provision of vehicular access)	The Parish Council notes that the planning authority's decision notices of 8 and 10 May do not refer to provision of vehicular access for construction work, and that the proposals for such access in Appendix 6 of the Construction Management Plan would require a separate planning application.
PL/19/1112/PNO Bourbon Court, Nightingales Corner, Little Chalfont, HP7	Prior Notification under Class O of Part 3, Schedule 2 of the Town and Country planning	The Parish has no comment on this PNO application, but wishes to record the Parish

9QS	(General Permitted Development) (England) Order 2015 – Change of use from office (Use Class B1 (a) to 6 residential units (Use Class C3)	Council's professional relationship with Cansdales, the current occupants of the offices
PL/19/1447/FA 21 Sandycroft Road, Little Chalfont, HP6 6QN	Two storey side extension and single storey porch to front	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. Cllr Parker had circulated the 14 May response received from CDC Planning Enforcement in respect of the conditions of approval for CH/2018/0582/FA 'Little Istanbul' (as was). After discussion, it was agreed that Cllr Parker should respond to Enforcement to express the Parish Council's disappointment about the proposed course of inaction and concern about the potential precedent that is being set.
8. **Appeal notices and decisions:** It was noted that the following planning applications had been received CH/2018/0075/FA – Land adjacent to Giles House and, to Rear of Larkes Field, Doggetts Wood Lane, Little Chalfont, HP8 4TH the appeal had been allowed; and PL/18/2956/FA – Land adjacent to Woodcote, Burtons Lane, Little Chalfont, Bucks had gone to appeal.
9. **Licensing:** None
10. **Any Other Business: (i) Pledgers' Meeting:** Cllr Ingham and Parker reported on a meeting that had been held on Monday 13th May for residents who had previously pledged funds for the ‘Save Little Chalfont’ campaign . It was agreed that the meeting had been very positive. (ii) **CDC Meeting:** Cllr Ingham also reported that he had attended the early part of a CDC meeting that same evening and noted that Cllr Rouse had made supportive comments about Little Chalfont's residents concerns about the proposed Local Plan's affects on Little Chalfont.
11. **Date of next meetin<sup>g</sup>:** 12th June 2019 at Little Chalfont Village Hall Cokes Lane, Little Chalfont, Bucks at 7.00pm. (Parish Meeting to follow at approx 7.45pm) Cllr Griffiths and Cllr Rafferty gave their apologies for the next meeting.

Signed.....

Date.....