

**Minutes of a Meeting of Little Chalfont Parish Council Planning Committee**  
**Held via Zoom**  
**Wednesday 1<sup>st</sup> July 2020 at 10am**

**In Attendance:** Cllr C Ingham (Chairman) Cllr M Parker, Cllr B Drew, Cllr I Griffith, Cllr J Walford, Cllr D Alexander and Cllr D Rafferty.

**Present:** S A Matthews (Assistant Parish Clerk)

**Members of the public:** None

1. **Apologies for absence:** Cllr V Patel and Cllr M Crowe
2. **Approval of the minutes of the Planning Committee meeting held 18<sup>th</sup> March 2020:** 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) Station Approach, (ii) Village Green
6. **To consider the following applications:**

Application number and address	Summary of Proposed Works	LCPC Planning Committee Recommendation
PL/20/1543/VRC Oliv-Harr House, Chalfont Station Road, Little Chalfont, Buckinghamshire, HP7 9FG	Variation of condition 3 of planning permission PL/19/1302/FA (Single storey side extension and relocation of bin store) to allow for: reduction in extension size	No Objection
PL/20/1544/VRC Oliv-Harr House, Chalfont Station Road, Little Chalfont, Buckinghamshire, HP7 9FG	Variation of condition 3 of planning permission PL/19/1323/FA (Roof alterations incorporating PV panels) to allow for changes to roof.	The Parish Council objects. Documentation is inadequate, with no design statement or roof plan, so that the full impact of the proposal is hard to assess. The proposed vertical rise and flat roof would be ugly, intrusive, and out of keeping with the street scene.
PL/20/1421/FA Dr Challoners High School, Cokes Lane, Little Chalfont, Buckinghamshire, HP7 9QB	Two storey Dining and Wellness Centre	The Parish Council supports this application.
PL/20/1453/FA Brambledown, Burtons Lane, Little Chalfont, Buckinghamshire, HP8 4BB	Erection of replacement dwelling and car port	The Parish Council objects to the proposed height of the house. As acknowledged in the Planning Statement which supports the application, "the application site is within an Established Residential Area of Special Character where

		new dwellings have to meet the criteria of policy H4". However, the Statement records that proposed house would stand circa 10m to the ridgeline and this height, which appears to be significantly greater than the height of neighbouring properties, contravenes policy H4 which requires "the general height of buildings in the vicinity of the application site in the Established Residential Area of Special Character should not be exceeded." Also, the Parish Council requests that any approval of the application should be conditional on the side facing windows permanently having obscured glazing.
<b>PL/20/1563/FA</b> <b>Highfield, 99 Elizabeth Avenue,</b> <b>Little Chalfont, Buckinghamshire,</b> <b>HP6 6RS</b>	Part single/part two storey rear extension, front and rear dormers, front porch, garage conversion and changes to windows and doors, (alternative scheme to PL/19/4337/FA)	The Parish Council objects. The proposal would be an overdevelopment of the property which would overbear on neighbours and adversely impact on the amenities and privacy of the immediate neighbours.
<b>PL/20/1581/FA</b> <b>Rose Cottage, Village Way, Little</b> <b>Chalfont, Amersham,</b> <b>Buckinghamshire, HP7 9PX</b>	Demolition of existing rear and erection of single-story rear/side extension, part alteration to existing garage to habitable space	No Objection
<b>PL/20/1596/FA</b> <b>Dalzell, Village Way, Little Chalfont,</b> <b>Amersham, Buckinghamshire, HP7</b> <b>9PU</b>	Erection of open canopy to front entrance	No Objection
<b>PL/20/1814/FA</b> <b>23 Elizabeth Avenue Little Chalfont</b> <b>Amersham Buckinghamshire HP6</b> <b>6QG</b>	New vehicular access and associated hardstanding with low edging walls	No Objection
<b>PL/20/1223/FA</b> <b>Lodge Farm Lodge Lane Little</b> <b>Chalfont Buckinghamshire HP8 4AH</b>	Erection of 5 dwellings following demolition of existing buildings. Refurbishment of an existing	Little Chalfont Parish Council is generally opposed to increased housing development in this

	farmhouse, including conservatory extension and loft conversion.	sensitive area of the green belt and AONB and does not share the view expressed by Chenies Parish Council in relation to application CH/2013/0068/FA. Nevertheless, we make no objection to this application since the earlier proposal has already been permitted.
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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. Regarding the Decision Sheet dated 01/07/20, it was noted that under application PL/20/1104/SA the requested certificate had been refused, not issued."
- 8. **Appeal notices and decisions:** None
- 9. **Licensing:** None
- 10. **Any Other Business** (i) Station Approach - It was noted that the beer shop in Station Approach was placing tables out of doors on the pavement and across the road on private land. While no objection has been raised to this, it was agreed to check on the licensing position. (ii) Village Green - It was reported that a local cafe had asked a councillor if the management could place tables on the Village Green to allow space for more customers while social distancing rules are in place. It was noted that, if this were agreed, other cafe and restaurant outlets in the village would be quick to apply for the same treatment. It was agreed that the Chairman would investigate what planning and/or licensing permissions would be necessary for such a project before a decision is taken. Several councillors expressed sympathy with the cafes' need for more temporary space.
- 11. **Date of next meeting:** The chairman pointed out that both NALC and SLCC had strongly advised councils to continue to meet remotely, in accordance with the powers arranged until May 2021. The next meeting would therefore again be on the Zoom platform. Councillors thanked Mrs Matthews for her skilful work in showing application plans on screen. A majority favoured keeping the committee's meetings at 10.00 am rather than 7.30 pm unless there were complaints from the public. The next meeting will therefore be by Zoom at 1000 am on Wednesday 29 July.

Signed.....

Date.....