

Minutes of a Meeting of Little Chalfont Parish Council Planning Committee
Held via Zoom
Wednesday 10th September 2020 @ 7.30 pm

In Attendance: Cllr C Ingham (Chairman) Cllr M Parker, Cllr M Crowe, Cllr D Alexander, Cllr I Griffith, Cllr V Patel, and Cllr D Rafferty.

Present: S A Matthews (Assistant Parish Clerk)

Members of the public: None

1. **Apologies for absence:** Cllr J Walford and Cllr B Drew
2. **Approval of the minutes of the Planning Committee meeting held 26th August:** 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) Government's changes to the planning system
6. **To consider the following applications:**

Application number and address	Summary of Proposed Works	LCPC Planning Committee Recommendation
PL/20/2222/FA Turners Field, Snells Lane, Little Chalfont, Buckinghamshire, HP7 9QN,	Two storey side extension, single storey rear extension, raising of garage roof and insertion of dormer, changes to windows and removal of chimney	The Parish Council is generally opposed to large increases of built form in the Green Belt. However, if the applicant is correct in the claim made in the application about what would be allowed as permitted development of this dwelling in the Green Belt, the Parish Council would be inclined to agree that in this case the first storey extension proposed would be less intrusive than a larger ground floor extension, so would not object to the application.
PL/20/2438/FA Larksfield, Cokes Lane, Little Chalfont, Chalfont St Giles, Buckinghamshire, HP8 4TN	Erection of detached garage and alterations to existing driveway	No objection
PL/20/2730/AEA The Firs, Burtons Lane, Little Chalfont, Chalfont St Giles, Buckinghamshire, HP8 4BL	Application for additional environmental approval to extend the date permission expires of planning permission	No objection

	CH/2017/0766/FA to 1 May 2021	
PL/20/2564/FA Vodafone Site Pollards Wood Nightingales Lane Chalfont St Giles Buckinghamshire HP8 4SN	Removal of the existing 11 metre high lattice tower and replacement with 22 metre high lattice tower supporting 6 antennas and 2 transmission dishes, the installation of 3 equipment cabinets at ground level and ancillary development	No objection, but the Parish Council hopes that the new mast can be shared with other providers.

- 7. **Decisions of Buckinghamshire Council Planning Committee:** The schedule, which had been circulated in advance of the meeting was noted.
- 8. **Appeal notices and decisions:** The Chairman had circulated a draft of comments for the Planning Inspectorate’s hearing on the appeal against enforcement at the gypsy/traveller encampment off Lodge Lane. The draft was adjusted and agreed. It will be dispatched in the week beginning 14 Sept to meet the deadline of 8 October.
- 9. **Licensing:** None.
- 10. **Any Other Business: Government changes to the planning system:** The Chairman briefed the committee on three new government measures to streamline and speed up the planning process, the first two involving current consultations.
 - a) The government’s new white paper ‘Planning for the Future’, consultation deadline 29 October
 - b) The consultation on four other proposals for changes to the planning system which can be made sooner, deadline 1 October.
 - c) Some changes already announced and in effect. These are quite far-reaching and consist mainly of expanding permitted development rights and easing changes of use class.

The Coordination Group will consider responses on a) and b), and will prepare drafts for approval. The Chairman had in mind that our responses should concentrate on matters which could have a particular effect on Little Chalfont, such as the commitment in the white paper to factor in, for the first time, constraints such as green belt to the ‘Standard Method’ of calculating housing need in a district. He asked for views on the proposal which occurs in both a) and b), that the ‘Standard Method’ should also be amended to give greater weight to ‘affordability’, in other words, a move towards building the most new homes in areas where house prices were highest. In Little Chalfont a major factor in price growth was the availability of good schools; perhaps the quickest way to limit this growth would be to create good schools elsewhere. Cllr Patel agreed, but other councillors argued that access to London by train and to the green belt / AONB were more important factors. Cllr Parker said that using high house prices as the main criterion for permitting new building did not make sense, as it failed to take into account environmental harm and lack of infrastructure.

- 11. **Date of next meeting:** Wednesday 7th October 2020 at 7.30 pm via Zoom

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Date.....