

Minutes of a Meeting of Little Chalfont Parish Council Planning Committee
Held via Zoom
Wednesday 2nd December 2020 @ 7.30 pm

In Attendance: Cllr C Ingham (Chairman) Cllr M Parker, Cllr M Crow, Cllr B Drew, Cllr I Griffiths, Cllr J Walford Cllr D Alexander, Cllr V Patel, and Cllr D Rafferty

Present: S A Matthews (Assistant Parish Clerk)

Members of the public: None

1. **Apologies for absence:** None
2. **Approval of the minutes of the Planning Committee meeting held 4th November:** Approved and signed.
3. **Suspension to standing orders enabling members of the public to speak:** Not applicable.
4. **To receive declarations of interest:** Cllr Parker lives opposite planning application PL/20/3474/FA
5. **Chairman to approve items of any other business:** None
6. **To consider the following applications:**

Application number and address	Summary of Proposed Works	LCPC Planning Committee Recommendation
PL/20/3470/FA 107 Chessfield Park, Little Chalfont, Buckinghamshire, HP6 6RX	Single storey side/rear extension and replacement of garage door with window	No objection, provided that the issues raised by two neighbours about the local foul sewerage system can be satisfactorily resolved.
PL/20/3474/FA Chenies, Loudhams Wood Lane, Little Chalfont, Chalfont St Giles, Buckinghamshire, HP8 4AR	Part two storey/part single storey rear extension, front porch, side dormer and changes to doors and windows	No objection
PL/20/3289/TP Carrick House, Long Walk, Little Chalfont, Chalfont St Giles, Buckinghamshire, HP8 4AW	8 Ash trees on Long Walk, Remove due to significant decline from Ash Dieback - Replant with suitable replacement tree to maintain character of avenue	No comment
PL/20/3537/FA Stonesfield, Burtons Lane, Little Chalfont, Chalfont St Giles, Buckinghamshire, HP8 4BL	Demolition of existing conservatory and erection of a single storey rear extension	No objection
PL/20/3559/FA 20 Farm Close, Little Chalfont, Amersham, Buckinghamshire, HP6 6RH	Single storey rear extension	No objection
PL/20/3626/FA The Cottage, 178 Amersham Way, Little Chalfont, Buckinghamshire, HP6 6SF	Garage conversion with insertion of 1no window to front elevation and 1no window to side elevation	No objection

<p>PL/20/3574/FA Highview, 19 Loudhams Road, Little Chalfont, Buckinghamshire, HP7 9NY</p>	<p>First floor front and single storey rear extensions, hip to gable side roof extensions, rear dormer, front rooflight and demolition of garage and conservatory</p>	<p>No objection</p>
<p>PL/20/3793/FA Shortwood, Doggetts Wood Lane, Little Chalfont, Buckinghamshire, HP8 4TH</p>	<p>Summerhouse within existing treehouse platform</p>	<p>Little Chalfont Parish Council objects. The proposed summerhouse would substantially increase the bulk of the existing tree house with significant loss of daylight to the neighbour's garden, and significant detriment to the neighbour's amenity from close overlooking as well as potential light and noise.</p>
<p>PL/20/3342/FA Moonrakers, 9 Chenies Avenue, Little Chalfont, Buckinghamshire, HP6 6PR</p>	<p>Two storey front / side extensions, first floor front extension and single storey rear extension. Alterations including changes to windows and doors and addition of rear rooflight. New front porch canopy (Amended)</p>	<p>It is not clear from the drawings whether the proposed front extension would reach further forward than the present single storey extension, the front of which matches the clear building line in the street. If the proposed extension does reach further forward, the Parish Council would give some weight to the objection from number 7. The Parish Council also draws attention to its earlier comment that the height of the proposed single storey rear extension might appear overbearing to number 11.</p>
<p>PL/20/3799/VRC Lodge Farm, Lodge Lane, Little Chalfont, Buckinghamshire, HP8 4AH</p>	<p>Variation of condition 13 of planning permission PL/20/1223/FA (Erection of 5 dwellings following demolition of existing buildings. Refurbishment of an existing farmhouse, including conservatory extension and loft conversion) to allow outbuilding in courtyard</p>	<p>No objection</p>

7. **Decisions of Buckinghamshire Council Planning Committee:** The schedule circulated in advance of the meeting was noted. It was also noted that recent experience at the East Bucks Area Planning Committee showed that when local residents and/or the parish council attend to make statements, these should include requests for the members of the committee to give their views on specific major points made in the statement.

- 8. **Appeal notices and decisions:** The committee noted the dismissal of the appeal on the proposed vehicle access to 1 Oakington Avenue. The chairman will write to The LPA about enforcement of the removal of the temporary entrance and the clearance of the drainage gully currently blocked by the concrete driveway.
- 9. **Licensing:** No objection was made to the licensing application at 5 Chenies Parade – 20/101092/LAPRE
- 10. **Updates on past applications:** The chairman will draft, consulting Cllr. Drew, a letter to the LPA questioning whether proper consultation and authorisation occurred before the present high wooden fence was erected at Leenane, 22 Chenies Avenue. It was noted that in application PL/20/3239/OA, Land between Bendrose Lodge and 139 White Lion Road, the applicant’s case rested largely on his argument that in paragraph 145 (f) of the NPPF “limited affordable housing for local community needs under policies set out in the development plan” was on the list of exemptions from “inappropriate development” in the Green Belt, so did not require evidence of “very special circumstances” to justify development. The parish council had included material to counter that point in its objection submitted in November. However, other objectors had not spotted the point, and might usefully have it drawn to their attention if opportunities occurred.
- 11. **Any Other Business:** None
- 12. **Date of next meeting:** Wednesday 6th January 2021 at 7.30 pm via Zoom

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Date.....