

Minutes of a Meeting of Little Chalfont Parish Council Planning Committee
Held via Zoom
Wednesday 4th November 2020 @ 7.30 pm

In Attendance: Cllr C Ingham (Chairman) Cllr M Parker, 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:** Cllr B Drew and Cllr M Crowe
2. **Approval of the minutes of the Planning Committee meeting held 7th October:** 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:** None
6. **To consider the following applications:**

Application number and address	Summary of Proposed Works	LCPC Planning Committee Recommendation
PL/20/3052/FA Rumah Kita, Long Walk, Little Chalfont, Buckinghamshire, HP8 4AW	Demolish existing loft and add first floor with new roof incorporating a roof lantern and front, side and rear rooflights and dormers; addition of 2 front bay windows and extension of front porch. Conversion of existing garage and the addition of a detached garage in front garden. New gate, with alterations to front drive, changes to windows/doors and hard and soft landscaping proposals around house	Noting that this house is one of a row of dwellings in the Green Belt, and adjacent to the AONB, Little Chalfont Parish Council feels some concern at the large size of this proposed extension. The parish council particularly objects to the proposed garage forward of the house, and close to the road, which would harm the street scene since no other houses in Long Walk have such garages forward of the building line. The neighbour's objection that a proposed upper storey dormer on the east side would create unacceptable overlooking of the 'granny room' at Fairfield should be investigated.
PL/20/3139/FA Murrisk, 34 Westwood Drive, Little Chalfont, Buckinghamshire, HP6 6RJ	Demolish existing conservatory and erect rear/ side single storey extension	No objection
PL/20/3176/FA Highfield, 99 Elizabeth Avenue, Little Chalfont, Buckinghamshire, HP6 6RS	Part single/part two storey rear extension, front and rear dormers, front porch, garage conversion and	Little Chalfont Parish Council continues to object to this project. The proposed development would overbear excessively on 97

	changes to windows and doors (part retrospective)	Elizabeth Avenue. The neighbour there is concerned that there would be loss of privacy by the overlooking of his lantern roof window.
PL/20/3193/FA 21 Bedford Avenue, Little Chalfont, Amersham, Buckinghamshire, HP6 6PT	Single storey rear and single storey side extension wrapping around to meet alterations to front porch	No objection
PL/20/3168/TP 16 Yarrowside, Little Chalfont, Amersham, Buckinghamshire, HP7 9QL	Oak - remove deadwood and snapped branches, reduce dead top, balance up sides - protected by a Tree Preservation Order	Little Chalfont Parish Council points out an apparent error in the application form. The oak tree, which is not located on the property of 16 Yarrowside, is presumably not owned by the resident there. No professional body has been engaged to assess the tree, which should be done where there is a TPO.
PL/20/3050/FA Land at 122 Elizabeth Avenue, Little Chalfont, Amersham, Buckinghamshire, HP6 6RQ	Construction of a new 3-bedroom chalet bungalow with front and rear dormers	Little Chalfont Parish Council objects. The proposed development would overcrowd the plot in a manner not in keeping with the street scene, and would result in two houses with inadequate garden space by comparison with other homes in the area. The proposed house would bring new close overlooking of the gardens and rear elevations of 2 Westwood Drive and 120 Elizabeth Avenue, with loss of privacy.
PL/20/3239/OA Land Between Bendrose Lodge and 139 White Lion Road Little Chalfont Buckinghamshire	Outline Planning Permission (all matters reserved) for residential use of the land with associated green space and allotments	Little Chalfont Parish Council objects. <ul style="list-style-type: none"> This site was rejected for development very early in the recent local plan process because it met strongly NPPF green belt purpose (b) "to prevent neighbouring towns merging into one

		<p>another”, and performed well in purposes (a) and (c).</p> <ul style="list-style-type: none"> • For many years the LPA’s policy has been to maintain a satisfactory area of Green Belt to prevent coalescence between Amersham and Little Chalfont. The proposal would cause harm by greatly reducing that area, and by changing the character of the edge of Little Chalfont from semi-rural to urbanised. • The above harm would outweigh the benefit of the proposed affordable housing. • Before its withdrawal, which took place for reasons not related to affordable housing, the proposed Chiltern and South Bucks local plan contained provision for affordable housing without using this protected Green Belt site (this is without prejudice to the parish council’s views on the use of other Green Belt sites). There is thus no need to identify new Green Belt sites for affordable housing. Therefore the applicant’s proposal would be inappropriate development in the Green Belt and subject to the NPPF requirement for ‘very special circumstances’, which do not exist.
PL/20/3285/FA	Demolition of side car port. First floor side and two storey rear extension, including garage	No objection

21 Birkett Way, Little Chalfont, Chalfont St Giles, Buckinghamshire, HP8 4BH	conversion. Single storey rear extension. Infill front canopy extension. Alterations to wall finishes	
PL/20/3284/SA 21 Birkett Way, Little Chalfont, Chalfont St Giles, Buckinghamshire, HP8 4BH	Application for a certificate of Lawfulness for a proposed: rear dormer and front rooflights to facilitate conversion of roof void to domestic accommodation	No comment
PL/20/3306/TP The Land To The Front Of Windhover, Burtons Way, Little Chalfont, Buckinghamshire, HP8 4BP	Works to trees subject to a Tree Preservation Order (TPO)	No comment
PL/20/3342FA Moonrakers, 9 Chenies Avenue, Little Chalfont, Buckinghamshire, HP6 6PR	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.	Little Chalfont Parish Council is concerned that on the plan the proposed rear extension appears higher than a normal single storey extension, possibly as high as 5 metres. If this is so, it could appear overbearing for the neighbour on the north, and the LPA is asked to check this point.
PL/20/2485/FA Orchard House, Burtons Lane, Little Chalfont, Chalfont St Giles, Buckinghamshire, HP8 4BB	Two storey front infill extension, single storey link between house and outbuilding to front, single storey rear extensions, first floor side and rear infill extensions, raising of roof height and insertion of 2 front and 1 rear dormer and 2 rear and 3 side rooflights, changes to windows and doors	No objection
PL/20/3371/TP 5 Appleton Close, Little Chalfont, Amersham, Buckinghamshire, HP7 9QQ	Ash - reduce by 30% and reshape (6m reduction) - protected by a Tree Preservation Order	No comment
PL/20/3398/TP 9 The Hawthorns, Little Chalfont, Buckinghamshire, HP8 4UJ	T1 - oak -thin crown to remove approximately 5% of live branches; reduce crown height and spread towards house by approximately 2.5-3.5 metres to 17 meters in height. T2 - beech - reduce crown spread towards house by approximately 1.5-2.5 metres to provide clearance to the house. (TPO/1995/006),	No comment

- 7. **Decisions of Buckinghamshire Council Planning Committee:** The schedule circulated in advance of the meeting was noted.
- 8. **Appeal notices and decisions:** None
- 9. **Licensing:** None.
- 10. **Planning Committee Future Activity:** The committee discussed ways in which its comments might be worded on occasions when it lacks sufficient information to make a definite recommendation for or against an application.
- 11. **Any Other Business:** None
- 12. **Date of next meeting:** Wednesday 2nd December 2020 at 7.30 pm via Zoom

Signature.....
Date.....