

Minutes of a Meeting of Little Chalfont Parish Council Planning Committee
Held via Zoom
Wednesday 7th October 2020 @ 7.30 pm

In Attendance: Cllr C Ingham (Chairman) Cllr M Parker, Cllr M Crowe, Cllr B Drew, Cllr I Griffiths, Cllr J Walford Cllr D Alexander, Cllr V Patel, and Cllr D Rafferty (Item 6)

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 10th September:** Approved and signed.
3. **Suspension to standing orders enabling members of the public to speak:** Not applicable.
4. **To receive declarations of interest:** On Planning applications – PL/20/2605/FA and PL/20/2890/FA – Cllr Griffiths and Cllr Alexander declared an interest as they live in the road – Chessfield Park.
5. **Chairman to approve items of any other business:** (i) Call in Process (ii) Government White Paper (iii) Planning Committee future activity.
6. **To consider the following applications:**

Application number and address	Summary of Proposed Works	LCPC Planning Committee Recommendation
PL/20/2458/FA Hunters Green, Nightingales Lane, Little Chalfont, Chalfont St Giles, Buckinghamshire, HP8 4SR	Single storey detached garage with basement below	No objection
PL/20/2400/PNO Offices, The Old Warehouse, Chalfont Station Road, Little Chalfont, Buckinghamshire, HP7 9PN	Prior Notification under Class O of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 - Change of Use from office (Use Class B1(a)) to 4 residential units (Use Class C3	No comment
PL/20/2925/TP 21 Birkett Way, Little Chalfont, Chalfont St Giles, Buckinghamshire, HP8 4BH	T1 - Beech Tree - Crown reduction 25%, remove dead wood and lift to 4.5 meters (TPO CDC 1967/039	No comment
PL/20/2780/OA 3 Oakington Avenue, Little Chalfont, Amersham, Buckinghamshire, HP6 6SY	Erection of single dwelling house to rear of existing dwelling house with associated access, car parking and amenity space	Little Chalfont Parish Council objects. Since the proposed site is not significantly larger than average for the road, its proposed division into two much smaller than average plots would create cramped

		<p>properties not characteristic of the area and with inadequate garden space by comparison with average garden lengths in the vicinity of the development site. Backland development exists at no other dwellings in the neighbourhood and would be an unwelcome change not characteristic of the area. The development permitted at 1 Oakington Avenue is not comparable “backland” because of its position alongside Amersham Road. The application site at number 3 is different, smaller, more secluded, and similar to the rest of Oakington Avenue which has a pattern of frontage housing with substantial rear gardens consistent along the length of the road. These gardens are of a uniform shape which differs little from the garden at the application site. Any proposal for a two-storey house would be out of keeping with the neighbouring western parts of Oakington Avenue and Amersham Way, which are characterised by bungalows with pitched roofs in which dormers are typically inserted. The dwelling proposed would also create the first overlooking of the rear elevations of the two neighbouring houses to the east, and of number 1 to the west, harming their amenity.</p>
<p>PL/20/2821/FA Rochley, 3 Latimer Close, Little Chalfont, HP6 6QS</p>	<p>Two storey rear extension, side dormer window and</p>	<p>No objection</p>

	replacement larger rear dormer window	
PL/20/1414/FA Franmar, 2 Chenies Avenue, Little Chalfont, HP6 6PR	Single storey side/rear extension, first floor side/rear extension incorporating side and rear dormers, two storey front extension with front storm porch and enlargement of existing main roof incorporating front rooflights and side dormer	Little Chalfont Parish Council objects. The current property has no windows overlooking the houses in Bedford Avenue. However, the proposal includes a large roof dormer and a first storey window overlooking the rear elevations of 21, 22 and 23 Bedford Avenue, which would be an invasion of their privacy. The parish council notes that a large roof conversion was allowed under Permitted Development in application PL/20/0755/SA, but subsequent documentation about this property, including the LPA's decision and informative paragraph 4 on PL/20/1413, does not make it clear whether the roof conversion is still permitted. This makes it difficult for the parish council to comment on any problems of bulk and overbearing applying to PL/20/1414/FA, so we have not done so.
PL/20/2605/FA 50 Chessfield Park, Little Chalfont, HP6 6RX	Extension of existing side dormers and change to first floor rear windows	No objection
PL/20/2890/FA 97 Chessfield Park, Little Chalfont, HP6 6RX	Two storey side extension with rear single storey garage extension, alterations to windows/doors at rear elevation	No objection
PL/20/2274/DE	Reserved matters following outline planning permission	Little Chalfont Parish Council continues to object to this application although, as

<p>Shortmead, Village Way, Little Chalfont, Amersham, Buckinghamshire, HP7 9PU</p>	<p>PL/19/1995/OA (Outline planning permission for demolition of dwelling and erection of 2 detached dwellings with formation of additional vehicular access. Amended plans which include the following changes: - Reduction in height of both dwellings to reflect those of adjacent dwellings. Roof ridges to be 1.25m and 1.75m lower than existing ridge height on site - Reduction in depth of flank walls by over 1 metre - Change in appearance of Plot 1 to incorporate 'Arts and Crafts' elements and to allow for differentiation in appearance from Plot 2</p>	<p>previously stated, we do not object to the principle of two houses on this plot. The revised plans show an improvement on the originals but, despite the reduction in height. the bulk of the houses means that they will still be obtrusive and visually intrusive on the neighbouring properties.</p>
<p>PL/20/2777/VRC Swanston, Burtons Way, Little Chalfont, Chalfont St Giles, Buckinghamshire, HP8 4BP</p>	<p>Variation of condition 8 of planning permission CH/2017/1537/FA (Replacement dwelling) to allow extension of rear single storey projection roof to form canopy</p>	<p>No objection</p>

- 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. Any Other Business: (i) Call in Process – It was agreed to take note of the new procedure in the document 'Call in process update for Towns and Parishes' received from Bucks Council on 6th October 2020. **(ii) Government White Paper** - The Chairman said he would draft parish council comments on the government white paper 'Planning for the Future' to meet the consultation deadline of 29 October, which is before the Planning Committee's next meeting. It was likely that the comments would not differ significantly from those already agreed by the Planning Committee and submitted in response to the earlier consultation on the government document 'Changes to the Current Planning System'. It was agreed that if there was no significant difference, the new draft would be cleared with the Coordination Group but not with the Planning Committee. However, if new material of substance was to be included in the draft, it would also be cleared with the Planning Committee by email. **(iii) Planning Committee**

future activity- The Chairman will circulate a short 'think-piece' on the Committee's future activities, for discussion. An appropriate item will be on the agenda of the November meeting.

11. Date of next meeting: Wednesday 4th November 2020 at 7.30 pm via Zoom

Signature.....

Date.....