

**Minutes of a Meeting of Little Chalfont Parish Council Planning Committee
held at Little Chalfont Village Hall, Cokes Lane, Little Chalfont, Bucks
Wednesday 3rd November 2021 at 7.30 pm**

In Attendance: Cllr C Ingham (chairman) Cllr C Holmes, Cllr D Nussbaum, Cllr B Gallagher, Cllr J Walford and Cllr N Henry-Ames.

Present: S A Matthews (Parish Clerk)

Members of the public: N/A

1. **Apologies for absence:** Cllr M Crowe, Cllr V Patel and Cllr D Silverstone (Parish Councillors)
2. **Approval of the minutes of the Planning Committee meeting held 6th October 2021:** Approved and signed.
3. **Suspension to standing orders enabling members of the public to speak:** Not required
4. **To receive declarations of interest:** Cllr Walford is a neighbour of the planning application in Maplefield Lane - PL/21/3931/VRC.
5. **Chairman to approve items of any other business:** Publication of neighbour comments on the Bucks Council planning website
6. **To consider the following applications:**

Application number and address	Summary of Proposed Works	LCPC Planning Committee Recommendation
<p>PL/21/3692/FA 83 Chessfield Park, Little Chalfont, Buckinghamshire, HP6 6RX</p>	<p>Single storey rear/side extension with accommodation in loft space and front and rear dormer windows. Front porch and changes to windows and doors.</p>	<p>The parish council notes several comments made that the proposed second floor extension would appear disproportionate to the plot size and out of keeping with the street scene. The council is not fully convinced that this is so, given that the size of the footprint will be no greater than that already permitted for the single-storey extension, that the proposed second storey will be on the side away from the closest neighbours, and that the shape and angle of the plot is unique in the road, with significant open space to the front. However, the LPA is recommended to look particularly at this issue when assessing the application, and to consider whether the bulk of the proposed development would overbear on number 81 situated north of and very close to the application site</p>
<p>PL/21/3917/FA Roughwood Lodge, Nightingales Lane, Little Chalfont, Buckinghamshire, HP8 4SJ</p>	<p>Single storey rear extension, side/rear roof extension, raising of roof, 5 front and 2 rear rooflights, replacement of rear bay window with sliding doors</p>	<p>The council does not object in principle to this fairly limited extension, but questions why it is necessary to increase the roof height as proposed, thus making the building somewhat more</p>

		intrusive in its Green Belt / AONB setting. Could not the ridge height of the present roof be maintained, without loss of floor space in the extension?
PL/21/3804/FA Charlecote, Long Walk, Little Chalfont, Buckinghamshire, HP8 4AN	Single storey rear extension	The parish council objects. This glass extension, adjacent to and overlooking the rear patio and elevation of The Lodge, would harm the privacy of the neighbours and cause significant light pollution affecting their property. The proposed air conditioning unit, placed on the side of the extension closest to The Lodge, would cause noise pollution if it is of a noisy type.
PL/21/4013/SA 2 Nightingales Corner Little Chalfont Buckinghamshire HP7 9PY	Certificate of lawfulness for proposed change of use to physiotherapists practice (Class E) on the ground floor of the premises	No comment
PL/21/3931/VRC Five Moons, Maplefield Lane, Little Chalfont, Chalfont St Giles, Buckinghamshire, HP8 4TY	Variation of condition 3 (approved plans) of application PL/21/2176/FA (Part single, part two storey rear extension) to allow for change of design rear extension to form a gable	No objection
PL/21/3760/HB 27 Sheep Cottages, Amersham Road, Little Chalfont, Buckinghamshire, HP6 6SW	Listed building application for replacement windows	No comment
PL/21/3950/NMA The Knoll, Village Way, Little Chalfont, Amersham, Buckinghamshire, HP7 9PU	Non Material Amendment to planning permission PL/21/2828/FA (Single storey rear extension, front infill extension, additional side doors to garage and internal alterations.) to allow for an increase in the width of the dining room external doors.	Application already decided
PL/21/3971/NMA Moonrakers, 9 Chenies Avenue, Little Chalfont, Buckinghamshire, HP6 6PR	Non material amendment to planning permission PL/20/3342/FA (Two storey front/side extensions, first floor front extension, front dormer and single storey rear extension. Alterations including changes to	No objection

	windows and doors and addition of rear rooflight. New front porch canopy.) to allow for weatherboard cladding and fascia board to gables and dormer, new front porch canopy and addition of window muntins	
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- 7. **Decisions of Buckinghamshire Council Planning Committee:** The schedule circulated in advance of the meeting was noted. The decision schedule from the September meeting and the October meeting were discussed.
- 8. **Appeal notices and decisions:** None
- 9. **Licensing:** None
- 10. **Application for former golf course and Homestead Farm:** It is expected that the planning application will be submitted in the first half of November. The councillors present confirmed that, as stated in the minutes of 18 August, they remained opposed to any release of green belt for development on this site. The chairman reported on the PC/LCCA Coordination Group’s plans for engaging Little Chalfont residents in objecting to the application, as large numbers had objected to development proposals for the site and other adjacent land in the former Chiltern and South Bucks Local Plan. A draft leaflet for circulation to residents, and a draft objection to the application on behalf of the parish council and the LCCA, will be presented to councillors for approval. An article is in preparation for the autumn newsletter.
- 11. **Any other business:** Publication of neighbour comments on the Bucks Council planning website: The committee noted that Buckinghamshire Council’s plan to cease publishing comments made by local residents on planning applications, noted in the committee’s minutes of 18 August, had not been carried out. At a briefing for parish councils on 26 October the Bucks Council planners had explained that they were still considering privacy requirements in the light of current legislation, and that no change would be made for the time being.
- 12. **Date of next meeting:** Wednesday 1st December 2021 at 7.30 pm to be held at Little Chalfont Village Hall.

Signature.....

Date.....