

Minutes of a Meeting of Little Chalfont Parish Council Planning Committee
Held via Zoom
Wednesday 6th January 2021 @ 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: Mr Shane Patel

1. **Apologies for absence:** None
2. **Approval of the minutes of the Planning Committee meeting held 2nd December 20:** 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 lives opposite planning application PL/20/4029/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
<p>PL/20/3864/FA 6 - 8 Chenies Parade, Little Chalfont, Buckinghamshire, HP7 9PH</p>	<p>The subdivision of existing retail unit to create 3 separate units and external changes including new front access doors and changes to rear windows and doors and new rear ramp</p>	<p>The Parish Council objects. Little Chalfont residents value the presence of a convenience store of the size of Tesco Express on Chenies Parade. Such a store also increases footfall at the other businesses there, helping to maintain the viability of the shopping centre. The proposal would mean the removal of the only main convenience offer in Little Chalfont local centre, which would weaken the shopping role of the local centre. The Chiltern District Core Strategy recognises our shopping centre as a local centre serving the day to day needs of local people. Contrary to what is stated in paragraph 4.01 of the applicant's Planning History Design and Access Statement, to the best of our knowledge Units 7 and 8 have always been combined.</p>
<p>PL/20/3798/OA</p>	<p>Demolition of a detached house and erection of two detached houses associated garages with</p>	<p>The Parish Council objects. This application proposes an infill development which would</p>

<p>Pine Trees, Burtons Lane, Little Chalfont, Chalfont St Giles, Buckinghamshire, HP8 4BN</p>	<p>access of Burton Lane (matters to be considered at this stage: access and layout)</p>	<p>cause significant harm to the character and appearance of this location within the ERASC, and would be contrary to the policy suggested in paragraph 70 of the NPPF “to resist inappropriate development of residential gardens”.</p> <p>Furthermore, the Parish Council notes that the application misleadingly indicates an existing secondary entrance to the site. In fact, the application PL/19/4188/FA for such an entrance was withdrawn after the Parish Council’s objections not only on grounds of it then being unnecessary but also because of the potential dangers of the second vehicular access to the site. The Parish Council continues to object to the dangerous positioning of the now repropoed access (immediately opposite the entrance to Loudhams Wood Lane) and requests that, in the event that the LPA is minded to approve this latest outline application, such approval should be conditional on a shared entrance to the two properties from the current access to Pine Trees from Burtons Lane.</p>
<p>PL/20/3967/VRC Shortmead, Village Way, Little Chalfont, Amersham, Buckinghamshire, HP7 9PU</p>	<p>Variation of condition 13 (approved plans) of planning permission PL/20/2274/DE (Reserved matters following outline planning permission PL/19/1995/OA</p>	<p>No comment</p>

	(Outline planning permission for demolition of dwelling and erection of 2 detached dwellings with formation of additional vehicular access)) to allow for the position of plot 1 to be brought forward by 2 metres	
PL/20/3973/FA 47 Oakington Avenue, Little Chalfont, Amersham, Buckinghamshire, HP6 6SX	Single storey rear extension	No objection
PL/20/3320/AV Cytiva, Amersham Place, Little Chalfont, Buckinghamshire, HP7 9NA	Internally illuminated projecting sign	No objection
PL/20/4039/FA Southwood, Cokes Lane, Little Chalfont, Buckinghamshire, HP8 4TZ	Conversion of existing garage to living space, erection of single storey rear extension and insertion of roof lantern	No objection
PL/20/4038/SA Southwood, Cokes Lane, Little Chalfont, Buckinghamshire, HP8 4TZ	Certificate of lawfulness for proposed loft conversion, addition of 2 rear dormer windows, 2 front and 2 side rooflights and internal alterations.	No comment
PL/20/4148/VRC Upwood, Lodge Lane, Little Chalfont, Buckinghamshire, HP8 4AQ	Variation of condition 6 (approved plans) of planning permission PL/20/1310/FA (Demolition of existing garage and store. part single part two storey side extension, part single/part two storey rear and side extension and loft conversion including front and rear dormers and front rooflight. Changes to windows and doors and render of external walls.) to allow for a reduction in size of the proposed ground and first floor extensions and changes to windows including the rear dormer window.	No objection
PL/20/4196/FA Hollyfield, Park Grove, Little Chalfont, Chalfont St Giles, Buckinghamshire, HP8 4BG	Demolition of carport, erection of single storey front/side extension and ground floor side bay window, canopy over front door,	No objection

	replacement of side window with door and replacement of render on first floor front projection	
PL/20/4267/PNE Grove Cottage, 11 Church Grove, Little Chalfont, Buckinghamshire, HP6 6SH	Notification under The Town and Country Planning (General Permitted Development) Order 2015, Part 1 of Schedule 2 Class A 4 for: single storey rear extension (depth extending from the original rear wall of 3.39 metres, maximum height 2.69 metres, eaves height 2.69 metres)	No comment
PL/20/3972/FA Bendrose Farm, White Lion Road, Little Chalfont, Amersham, Buckinghamshire, HP7 9LJ	Demolition of all buildings and erection of 6 dwelling houses (4 detached and 2 semidetached) and 1 detached garage, with associated hard and soft landscaping and highway improvements	The Parish Council objects. The proposal would be inappropriate development in the Green Belt, to justify which no special circumstances exist. The site is unsuitable for the proposed density of housing in this rural setting. The need for large areas of additional hard standing, as well as the bulk of the houses proposed, would harm the openness of the Green Belt. There are issues over the inadequacy of the access road, and over the additional traffic at its junction with the A 404.
PL/20/4029/FA Pine Mead, Maplefield Lane, Little Chalfont, Chalfont St Giles, Buckinghamshire, HP8 4TY	Two storey side / front infill extension and alterations to existing annex roof	The Parish Council sees no objection to the proposed extensions unless the new roof dormer in the first storey extension would create unacceptable new overlooking of the close neighbour. We recommend that the LPA check this point, and if there would be harm to the neighbour's amenity, make it a condition that the dormer window be obscured glass.

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. **Updates on Bucks Planning Service:** The chairman reported on the meeting held by Bucks Council on 15/12/2020 to brief parish councils on the Planning Service. The main points of interest to LCPC were:
 - The main work on the new Bucks local plan will be postponed until 2022-2024 when the requirements of new legislation following the white paper 'Planning for the Future' are clear. Some 'evidence gathering' from parish councils will take place earlier.
 - In Buckinghamshire 58 'neighbourhood areas' have been established, in which 26 'neighbourhood plans' have been completed. (Cllr. Ingham added that the LCPC/LCCA Coordination Group took the view that at present Little Chalfont lacks the volunteer resources to embark on a neighbourhood plan.)
 - Bucks Council will provide more digitised planning information to parish councils, and a new monthly newsletter on planning.
 - Strong efforts are under way to improve planning enforcement.
- 11. **Any Other Business:** None
- 12. **Date of next meeting:** Wednesday 27th January 2021 at 7.30 pm via Zoom

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