

**Minutes of a Meeting of Little Chalfont Parish Council Planning Committee
held at Little Chalfont Village Hall, Cokes Lane, Little Chalfont, Bucks
Wednesday 18th August 2021@ 7.30 pm**

In Attendance: Cllr C Ingham (Chairman), Cllr M Crowe Cllr V Patel, Cllr J Walford, Cllr D Nussbaum Cllr C Holmes, Cllr B Gallagher, and Cllr N Henry-Ames

Present: S A Matthews (Parish Clerk)

Members of the public: Mr R Funk (item 6)

1. **Apologies for absence:** Cllr D Silverstone
2. **Approval of the minutes of the Planning Committee meeting held 28th July 2021:** Approved and signed.
3. **Suspension to standing orders enabling members of the public to speak:** Not applicable.
4. **To receive declarations of interest:** Cllr Gallagher is a neighbour opposite planning application: PL/21/3100/TP.
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/21/2424/FA 31 Cavendish Close, Little Chalfont, Amersham, Buckinghamshire, HP6 6QE	Two storey side extension to create two additional terraced dwellings served by existing and additional vehicular access.	The parish council notes that the decision notice for application PL/18/3353/CONDA required a new application to be submitted in relation to condition 3 under planning permission CH/2018/0676/FA. However, the drawings submitted with the present application appear to show the same measurements as those which accompanied PL/2018/3353/CONDA. The parish council suggests that the LPA examine closely whether the proposal would allow sufficient parking space to meet the required standards, and sufficient recreational/garden space to meet the standards in policy H12. If not, the solution might be to permit one house rather than two.
PL/21/2591/FA 138 Elizabeth Avenue, Little Chalfont, Amersham, Buckinghamshire, HP6 6RG	Part single/ part 2 storey side/ rear extension, single storey front extension and additional front dormer window.	No objection
PL/21/2552/FA 140 Elizabeth Avenue, Little Chalfont, Buckinghamshire, HP6 6RG	Single storey front extension with double pitch roof, single storey rear / side extension, front dormer window.	No objection
PL/21/2835/FA	First floor side / rear extension, single storey rear extension,	No objection

Pinetrees, Snells Lane, Little Chalfont, Amersham, Buckinghamshire, HP7 9QJ	attached double garage to side with living space above, front porch, changes to windows and addition of gables above 2 existing windows.	
PL/21/2828/FA The Knoll, Village Way, Little Chalfont, Amersham, Buckinghamshire, HP7 9PU	Single storey rear extension, additional side doors to garage and internal alterations.	No objection
PL/21/2665/FA 27 Birkett Way, Little Chalfont, Chalfont St Giles, Buckinghamshire, HP8 4BH	Installation of window at first side elevation (Retrospective).	No objection
PL/21/2939/FA Woodruff Dell, 33 Beel Close, Little Chalfont, Buckinghamshire, HP7 9NS	Demolition of existing conservatory and erection of new single storey rear extension.	No objection
PL/21/3073/EIASO Little Chalfont Golf Club, Lodge Lane, And Adjacent Land to The South Including, Homestead, Burtons Lane, Little Chalfont, Buckinghamshire, HP8 4AJ	EIA scoping opinion in accordance with Regulation 15 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 for proposed development comprising demolition of existing buildings on site and construction of up to 380 homes (including 40% Affordable Units), 100 unit Retirement Village (Use Class C2/C3), 60 bed Care Home (Use Class C2), safeguarded land for a 1FE Primary School/ Primary School Expansion with nursery, Community Centre (possibly including retail use, flexible office space, satellite GP surgery) and new public parkland	The Parish Council's comment is lengthy and will be posted directly on the Buckinghamshire Council planning website through the comments portal.
PL/21/3100/TP Pollards Wood, Nightingales Lane, Little Chalfont, Buckinghamshire, HP8 4SP	T2 Hornbeam - Remove. T3 Oak - Crown reduce all over by approx 2.5 - 3m. G1 Hornbeam & Oak - Cut back all overhanging growth lifting crowns to give good clearance for roof. G2 Birch & conifers - fell three windblown trees. (TPO/1949/008).	No comment
PL/21/2751/FA Cheviot Cottage, 152 White Lion Road, Little Chalfont, Buckinghamshire, HP7 9NQ	Part two storey/part single storey/part first floor rear extension	No objection
PL/21/1710/FA 57 Oakington Avenue, Little Chalfont, Amersham, Buckinghamshire, HP6 6SX	Demolition of detached garage and erection of single storey side extension	No objection
PL/21/2983/FA 25 Birkett Way, Little Chalfont, Chalfont St Giles, Buckinghamshire, HP8 4BH	Demolition of garage and associated first floor accommodation. Two storey side extension, single storey rear	The Parish Council is concerned that the proposed two-storey side extension, replacing the single storey garage, could overbear on

	extension, infill to existing front canopy, two rear rooflights and rear dormer extension to facilitate living accommodation.	and keep some light from the front garden and front elevation of number 29 to the right.
PL/21/2976/PNAD Bendrose Farm, White Lion Road, Little Chalfont, Amersham, Buckinghamshire, HP7 9LJ	Prior Notification under Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 - Proposed change of use of an agricultural building to 5 dwellings	No comment
PL/21/3004/PAHAS Little Acre, Finch Lane, Little Chalfont, Buckinghamshire, HP7 9ND	Notification under The Town and Country Planning (General Permitted Development) Order 2015, Amendment to Part 1 of Schedule 2 Class AA for: additional storey to existing dwelling house (maximum height increase 1.35m)	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. **Comments by neighbours on planning applications:** It is understood that Bucks Council has decided, on government advice, no longer to publish on its planning website comments by neighbours on applications. This is said to be for GDPR reasons. It is not known when the change will be made, but it may be in September. Neighbours will continue to be consulted by letter and their comments taken into account in the case officer's report. The publication of lists of neighbours consulted has already ceased. The committee agreed that its job was to give a parish council opinion on applications and that this could be done without knowledge of neighbour's comments, although it remained open to neighbours, as usual, to attend and address PCPC meetings if they wished to make their views known to the committee. Councillors could also, at their discretion, visit application sites and make enquiries. It was agreed that the next PC newsletter could be used to inform residents that their comments would no longer appear on the Bucks Council website, but that the parish clerk would first consult Bucks Council to check the details of the new arrangements - for example, would consultation letters to neighbours now point out that their comments would not appear on the website?
11. **Development proposal for the former golf course and Homestead Farm:** It was agreed that the Parish Council would not, in present circumstances, take up the offer in Cratus' letter of 23 July of a meeting with the would-be developers of the site. However, the situation will be kept under review and a meeting requested if there are changes which make this appropriate. The parish council remains opposed to any release of Green Belt for development on this site. It was agreed, in view of the busy period ahead in the next few months and years on major planning matters, to establish a Major Developments Working Group of the PCPC which will monitor and support the work of the PC/LCCA Coordination Group, providing an additional source of informed input and opinion. Councillors Crowe, Holmes, Nussbaum and Ingham agreed to form the new group. Cllr Ingham said that the Coordination Group was considering what action to take with the community about the above development proposal, and would be discussing this with the Bucks councillors representing Little Chalfont who had issued a joint statement opposing the proposal.
12. **Any other business:** None.
13. **Date of next meeting:** Wednesday 15th September 2021 at 7.00 pm to be held at Little Chalfont Village Hall.

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