

**Minutes of a Meeting of Little Chalfont Parish Council Planning Committee**  
**Held via Zoom**  
**Wednesday 24<sup>th</sup> February 2021 @ 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

**Present:** S A Matthews (Assistant Parish Clerk)

**Members of the public:** Mr David Nussbaum and Mr Christopher Young

1. **Apologies for absence:** None
2. **Approval of the minutes of the Planning Committee meeting held 27<sup>th</sup> January 2021:** Approved and signed.
3. **Suspension to standing orders enabling members of the public to speak:** Mr Young spoke on planning application PL/21/0082/TP – Little Chalfont Methodist Church, Chalfont Avenue, Little Chalfont, Bucks. Mr Young explained the case for removal of the tree as given on the application form.
4. **To receive declarations of interest:** Cllr Rafferty is associated with the church in planning application: PL/21/0082/TP. Cllr Griffiths is an acquaintance of Mr Young speaking on behalf of the church in planning application: PL/21/0082/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
<b>PL/21/0038/VRC</b> <b>Brambledown, Burtons Lane, Little Chalfont, Buckinghamshire, HP8 4BB</b>	Variation of condition 3 (materials) and 11 (approved plans) of application PL/20/1453/FA (Erection of replacement dwelling and car port) to allow for pitched roof across the bike store, amended location of car port and changes to materials.	No objection
<b>PL/21/0080/FA</b> <b>Larksfield, Cokes Lane, Little Chalfont, Chalfont St Giles, Buckinghamshire, HP8 4TN</b>	Demolition of existing porch and erection of new porch, conversion of garage to habitable space, first floor rear infill extension, re-modelling of front and 2 rear dormer windows, alterations to windows and doors, replacement of roof tiles and changes to external hardstanding.	No objection
<b>PL/21/0082/TP</b> <b>Little Chalfont Methodist Church, Chalfont Avenue, Little Chalfont, Buckinghamshire</b>	T1 Cedar - fell (CDC TPO 13 of 1994)	No objection

<b>PL/21/0106/FA</b> <b>Shelton, 33 Loudhams Road, Little Chalfont, Buckinghamshire, HP7 9NX</b>	Part two / part first floor extensions to facilitate new first floor with new roof	No objection
<b>PL/21/0066/FA</b> <b>62 Oakington Avenue, Little Chalfont, Amersham, Buckinghamshire, HP6 6SR</b>	Single storey rear extension including 5 roof lights, garage conversion to living space including changes to roof and 2 roof lights, changes to windows and doors	The Parish Council supports the neighbour's request that the length of the rear extension be reduced by 250 mm.
<b>PL/20/4395/FA</b> <b>Little Acre, Finch Lane, Little Chalfont, Buckinghamshire, HP7 9ND</b>	Single storey rear and side extensions, front infill extension, increase in ridge height to provide accommodation in the roof space including 2 dormers, 4 roof lights and 2 Juliet balconies, changes to doors and windows	The Parish Council objects. The proposed development would be an excessive intrusion of built form into the Green Belt, well beyond the extension permitted in application PL/20/0471/FA. If permitted, the skylight on the upper storey facing north should be of obscured glass to prevent new overlooking of Bottle Cottage's rear elevation and garden
<b>PL/21/0109/SA</b> <b>1 Appleton Close, Little Chalfont, Amersham, Buckinghamshire, HP7 9QQ</b>	Certificate of lawfulness for proposed single storey rear extension	No comment
<b>PL/21/0207/SA</b> <b>18 Chalk Stream Rise, Little Chalfont, Buckinghamshire, HP6 6FS</b>	Certificate of Lawfulness for proposed loft conversion to provide a double bedroom and ensuite shower room	No comment
<b>PL/20/4158/FA</b> <b>Land East Of Lodge Lane Lodge Lane Little Chalfont Buckinghamshire</b>	Change of use of land for the provision of 3 Gypsy/Traveller pitches comprising the siting of 3 mobile homes, 3 touring caravans, and the erection of 3 utility buildings.	Little Chalfont Parish Council objects. The proposal would be inappropriate development in the Green Belt and AONB, without any very special circumstances to justify development.
<b>PL/21/0277/FA</b> <b>Grove Cottage, 11 Church Grove, Little Chalfont, Buckinghamshire, HP6 6SH,</b>	Single storey rear extension	No objection
<b>PL/21/0286/FA</b> <b>Byeways, Cokes Lane, Little Chalfont, Buckinghamshire, HP8 4TX</b>	Infill to square up the conservatory area	No objection

<p><b>PL/21/0287/SA</b>  <b>9 Bedford Avenue, Little Chalfont,</b>  <b>Amersham, Buckinghamshire, HP6</b>  <b>6PT</b></p>	<p>Certificate of Lawfulness for proposed demolition of existing rear conservatory and erection of a single storey rear extension, loft conversion with roof extension, rear dormer and three roof lights to front elevation</p>	<p>No comment</p>
<p><b>PL/21/0382/VRC</b>  <b>Southwood, Cokes Lane, Little Chalfont, Buckinghamshire, HP8 4TZ</b></p>	<p>Variation of condition 3 (Approved plans) of planning permission PL/20/4039/FA (Conversion of existing garage to living space, erection of single storey rear extension and insertion of roof lantern) to allow for the addition of a new single storey rear extension and removal of approved roof lantern.</p>	<p>No objection</p>
<p><b>PL/21/0362/FA</b>  <b>27 Elizabeth Avenue, Little Chalfont, Amersham, Buckinghamshire, HP6 6QG</b></p>	<p>Erection of a new dwelling and vehicular access and alterations to existing vehicular access</p>	<p>No objection</p>
<p><b>PL/21/0396/FA</b>  <b>Franmar, 2 Chenies Avenue, Little Chalfont, Buckinghamshire, HP6 6PR</b></p>	<p>Two storey front extension, first floor side/rear extension, single storey side and rear extensions, roof extension, rear dormer, front porch canopy, 2 front and 3 side rooflights and changes to windows</p>	<p>The parish council is concerned about the window facing south in the newly proposed addition to the rear of the ground floor extension on the southern flank. If the present fence is removed to make way for the flank extension, this window would overlook the rear of several houses in Bedford Avenue, harming their amenity. If this overlooking occurs, the window should be subject to the same requirements as in condition 5 of the permission for application PL/20/1414/FA, as should all the windows and rooflights at first floor level in the flank elevations and roofslopes of the extensions. Conditions 4, 6 and 7 of that permission should also be applied to any new permission.</p>
<p><b>PL/21/0518/FA</b></p>	<p>First floor rear, single storey side and front porch extensions, changes to the existing dormer</p>	<p>No objection</p>

<p>54 Westwood Drive, Little Chalfont, Amersham, Buckinghamshire, HP6 6RN</p>	<p>windows and an additional window to the first floor side elevation.</p>	
<p>PL/21/0506/FA Rowood Farm Lodge, Rowood Farm, Burtons Lane, Little Chalfont, Buckinghamshire, HP8 4BA</p>	<p>Proposed single garage with garden room and balcony over</p>	<p>The parish council objects. Garage space (alongside substantial storage space) was provided for in the former stable block under application CH/2018/0069/FA, and it is not explained why a further, separate garage is considered necessary. A new two-storey building would be an excessive intrusion of built form into the Green Belt unless there are very special circumstances, which have not been identified.</p> <p>The proposed fascia construction of aluminium and glass does not appear sympathetic with this rural location, and is unlikely to meet the (LSQ1) requirement to <i>“conserve.....the natural beauty of the landscape”</i> in the AONB.</p> <p>Although it is stated that the proposed building is not for residential use, the presence of kitchenette, shower, wc and bed (shown in the floorspace drawing) suggest that the proposal would not meet the GB15 criterion of a <i>“non-habitable building”</i>, and could be used for residential or regular overnight accommodation. If the application is permitted the parish council recommends a condition forbidding such uses.</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. **Parish Charter:** The committee agreed to point out to Bucks Council that the parish council does not wish to adopt arrangements, proposed in the draft Parish Charter, which would change our method of communicating to Bucks Council recommendations on planning applications.
11. **Public Service Infrastructure and Permitted Development Consultation:** The chairman drew attention to an email, already circulated, containing Bucks Council’s response to the government’s consultation. An important point in the response was

opposition to the proposal that change of use from a shop to a dwelling should be treated under the permitted development regulations. The government’s consultation had not been extended to parish councils, but Bucks Council’s response was right.

**12. Date of next meeting:** Wednesday 24<sup>th</sup> March 2021 at 7.30 pm via Zoom

**Signature**.....

**Date**.....