

**Minutes of a Meeting of Little Chalfont Parish Council Planning Committee
Held at Little Chalfont Village Hall, Cokes Lane, Little Chalfont, Bucks
Wednesday 26th May 2021 @ 7.30 pm**

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

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 21st April 2021:** Approved and signed.
3. **Suspension to standing orders enabling members of the public to speak:** Not applicable.
4. **To receive declarations of interest:** None
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/21/1495/FA The Gate House, Pollards Park, Nightingales Lane, Chalfont St Giles, Buckinghamshire, HP8 4SN	Erection of a summerhouse, pergola, and outdoor pool, following demolition of the existing detached pool building	No objection
PL/21/1177/FA 2 Elizabeth Avenue, Little Chalfont, Amersham, Buckinghamshire, HP6 6QB	Demolition of existing garage and outbuilding, proposed two storey side, part two / part single storey rear, single storey front extensions, new permeable finish vehicle hard standing to front	The parish council objects. The first floor rear extension, being closer to the boundary than the present building, would block light from and overbear on the neighbouring properties in Bell Lane, and the proposed new upper storey window would overlook their rear elevations and gardens more directly than the present window. The first floor rear extension, although on the side away from the adjacent terraced house at number 4 Elizabeth Avenue, combined with the rear ground floor extension, both extending well beyond the present rear building line of the block, could also overbear on number 4.
PL/21/1681/FA Little Enton, Cokes Lane, Chalfont St Giles, Buckinghamshire, HP8 4TX	Single storey rear extension and changes to rear first floor window	No objection
PL/21/1793/FA Shortwood Doggetts Wood Lane Little Chalfont Buckinghamshire HP8 4TH	Proposed alterations to existing garage roof, with gable end to front, infill dormers on the north west elevation, new dormer and roof light on the south east elevation. Retrospective	No objection provided that the "obscured and non-opening window in old swimming pool dormer ducting outlet", for which retrospective permission is sought, remains obscured.

	permission for the existing dormer south east elevation.	
PL/21/1572/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 dwellinghouse (maximum height increase 2.95 m)	No comment
PL/21/1283/FA 181 Amersham Way, Little Chalfont, Amersham, Buckinghamshire, HP6 6SF	Single storey front and side extensions following demolition of garage and removal of front gable	(Decision made by local planning authority before meeting of parish council planning committee).
PL/21/1279/FA 21 Birkett Way, Little Chalfont, Chalfont St Giles, Buckinghamshire, HP8 4BH	Demolition of side car port. Part single /part two storey/part first floor side, rear and front extensions including garage conversion, single storey front extension and alterations to wall finishes	(Decision made by local planning authority before meeting of parish council planning committee).
PL/21/1404/FA Rest Assured, 14 Chenies Avenue, Little Chalfont, Buckinghamshire, HP6 6PR	Two story front and rear extensions, replacement conservatory roof, garage conversion to living accommodation and an additional door and window to the side elevation (part retrospective)	The first storey rear extension will take some light from the rear of the northern neighbour, and the LPA is recommended to consider how much this will reduce the neighbour's amenity. Otherwise no objection.
PL/21/1132/FA 88 Bell Lane, Little Chalfont, Amersham, Buckinghamshire, HP6 6PG	Replacement roof to existing rear conservatory	No objection
PL/21/1313/FA Oakwood, Burtons Lane, Little Chalfont, Chalfont St Giles, Buckinghamshire, HP8 4BB	Demolition of existing dwelling and erection of a new dwelling	No objection
PL/21/1365/FA Flowerdene, 60 Oakington Avenue, Little Chalfont, Buckinghamshire, HP6 6SR	Erection of a flat roof single storey log cabin at the rear of the garden	No objection
PL/21/1505/FA 28 Birkett Way, Little Chalfont, Chalfont St Giles, Buckinghamshire, HP8 4BJ	Part single/part two storey side /rear extension and single storey rear and front extensions	No objection
PL/21/1551/FA Maytrees, Harewood Road, Little Chalfont, Chalfont St Giles, Buckinghamshire, HP8 4UA	Single storey front infill extension, part garage conversion, new roof over existing garage/games room incorporating increase in ridge height and juliette balconies to facilitate first floor habitable accommodation (Renewal of CH/2018/0320/FA)	No objection

<p>PL/21/1106/FA 2 Nightingales Corner, Little Chalfont, Buckinghamshire, HP7 9PY</p>	<p>Change of use to takeaway shop (Sui Generis) and erection of extraction system to rear</p>	<p>The Parish Council objects. It is proposed to place the flue of the extraction system on the roof of the single-storey rear building, close to the rear terrace of the dwellings 1A and 2A above the premises, on the same level, and in full view. This would harm the amenity of the residents above and nearby. The parish council supports the letters from local residents asking to be protected from further fumes. It is not clear from the documents that waste disposal arrangements would be satisfactory. There are already 6 hot food outlets out of 21 businesses in the frontage Burtons Lane / Cokes Lane, and the parish council is concerned at the proposal to change the balance further towards takeaways. If permitted, a planning condition should ensure that any delivery vehicles (in and out) use the rear entrance only, to reduce noise and congestion close to the dwellings which exist above all the shops.</p>
<p>PL/21/1569/FA 8 Bedford Avenue, Little Chalfont, Amersham, Buckinghamshire, HP6 6PT</p>	<p>Single storey front / side / rear extension and conversion of existing garage to habitable room</p>	<p>No objection, provided the new link proposed to the existing garage building does not bring excessive loss of light to the ground floor windows of the neighbour to the west.</p>
<p>PL/21/1640/FA Little Manor, 58 Amersham Road, Little Chalfont, Buckinghamshire, HP6 6SN</p>	<p>Existing roof demolished and erection of new larger roof with 3 front and 3 rear dormer windows and rear rooflight and 2 top roof lanterns, single storey rear extension, garage conversion, changes to windows and doors and internal alterations</p>	<p>The LPA is asked to consider whether the proposed large rear dormers will create excessive new overlooking of the neighbours' gardens on both sides, and of the rear of houses in Church Grove, harming the amenity of those properties. If so, all the rear dormer windows should be of obscured glass. The next door neighbour's concerns about sewage need to be resolved before any permission is given.</p>
<p>PL/21/1756/TP 14 Birkett Way, Little Chalfont, Chalfont St Giles, Buckinghamshire, HP8 4BH</p>	<p>Works to trees in accordance with submitted schedule (TPO/1967/039)</p>	<p>No comment</p>
<p>PL/21/1750/FA Grovelands, Doggetts Wood Lane, Little Chalfont, Buckinghamshire, HP8 4TJ</p>	<p>Single storey rear orangery extension, new roof construction including raising the ridge height, 5 rear rooflights and 4 roof lanterns, and new external materials to elevations</p>	<p>No objection</p>

PL/21/1755/FA 173 Amersham Way, Little Chalfont, Amersham, Buckinghamshire, HP6 6SG	Timber constructed covered walkway to side of building, with rubber roof, front and back doors	No objection
PL/21/1817/FA Oak Beams, Burtons Way, Little Chalfont, Chalfont St Giles, Buckinghamshire, HP8 4BP	Part single storey/part two storey rear extension, first floor front/side extension, loft conversion with crown roof and installation of 2 front and 4 rear dormers and 6 side roof lights	No objection
PL/21/1883/FA Hill View House, Cokes Lane, Chalfont St Giles, Buckinghamshire, HP8 4TA	Demolition of garage and erection of two storey side extension, single storey rear extension with balcony above, first floor rear extension and changes to doors and windows	The parish council objects. The large increase in built form proposed would appear intrusive in the Green Belt landscape, particularly the gabled rear extension and the first floor extension above the existing garage.
PL/21/1953/PNE 124 Elizabeth Avenue, Little Chalfont, Amersham, Buckinghamshire, HP6 6RQ	Notification under The Town and Country Planning (General Permitted Development) Order 2015, Part 1 of Schedule 2 Class A for: single storey rear extension (depth extending from the original rear wall of 8.0 metres, maximum height 2.82 metres, eaves height 2.82 metres)	No comment
PL/21/1411/SA Beeleigh, Chalfont Avenue, Little Chalfont, Amersham, Buckinghamshire, HP6 6RF	Certificate of lawfulness for proposed loft conversion with hip to gable roof extensions to both sides, rear dormer and 2 front rooflights	No comment
PL/21/1465/FA Sharlands, 2 Beechwood Avenue, Little Chalfont, Buckinghamshire, HP6 6PH	Part two storey, part single storey side, two storey rear extensions, removal of existing chimney and an additional window to the front elevation	No objection
PL/21/1753/SA Oaklands, Doggetts Wood Lane, Little Chalfont, Buckinghamshire, HP8 4TJ	Certificate of Lawfulness for proposed greenhouse in rear garden	No comment
PL/21/1691/PAHAS Connemara 77 Amersham Road Little Chalfont Buckinghamshire HP6 6SP	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 2.83 m)	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. **Bucks Council new licensing policy:** It was agreed that a response would be sent to the Bucks Council survey supporting the proposals (i) to limit impacts of the pavement licence scheme on nearby residents, and (ii) to notify parish councils of new and variation licence applications.
- 11. **Any Other Business:** None
- 12. **Date of next meeting:** Wednesday 30th June 2021 at 7.30 pm to be held at Little Chalfont Village Hall.

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