

**Minutes of a Meeting of Little Chalfont Parish Council Planning Committee
Held at Little Chalfont Village Hall, Cokes Lane, Little Chalfont
Wednesday 3rd August 2022 at 7.30pm**

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

In attendance: S Butcher

Members of the public: 2 members of the public were present from 7.30 pm.

1. **Apologies for absence:** These were received from Cllr C Holmes.
2. **Approval of the minutes of the Planning Committee meeting held 13th July 2022:** The minutes were approved, and signed by the chairman.
3. **Suspension to standing orders enabling members of the public to speak:** The applicants for PL/22/2153/FA attended and kindly answered questions from the committee.
4. **To receive declarations of interest:** None.
5. **Chairman to approve items of any other business:** The appeal against refusal of PL/21/3246/FA Lodge Farm Lodge Lane Little Chalfont Buckinghamshire HP8 4AH and Enforcement Issue 1 Oakington Avenue Little Chalfont Bucks.
6. **To consider the following applications:**

Application number and address	Summary of proposed work	LCPC Planning Committee Recommendation
PL/22/2153/FA Little Wells Cokes Lane Chalfont St Giles Buckinghamshire HP8 4TA	Demolition of single storey garage and erection of two storey side extension; new roof over porch.	The parish council objects to the extension of the upper storey all the way to the northern boundary of the property. We would prefer the design approved in CH/2007/2187/FA, in which the upper storey extension is recessed from the boundary. The Design and Access Statement ignores the facts that (i) this property is located within a GB4 designated row of dwellings in the Green Belt, and (ii) that it lies within the AONB. Relevant planning policies in the Adopted Local Plan should therefore be applied.
PL/21/4600/FA Game Cottage Pollards Park Nightingales Lane Little	Demolition of existing dwelling and erection of dwelling with detached garage. New vehicular access onto private road.	The parish council made no objection to the original proposal in January 2022. As no detailed dimensions or explanations are

Chalfont Buckinghamshire HP8 4SN		provided with the new drawings, the parish council is unable to determine just what changes are now proposed. If, however, the new drawings show that the proposed roof ridge height is to be lowered, this is welcome. No objection providing that the issues raised by the Newt Officer and Ecology Officer can be satisfactorily resolved.
PL/22/2367/SA 9 Chandos Close Little Chalfont Buckinghamshire HP6 6PJ	Certificate of lawfulness for proposed hip to gable side roof extension with window	No comment
PL/22/2509/PNE Finch House Finch Lane Little Chalfont Buckinghamshire HP7 9LU	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 3.0 metres, eaves height 3.0 metres)	In the event that planning permission is required, the parish council would object. The proposal would be an excessive increase of built form in the Green Belt, as it appears to increase the existing footprint of the house by about one third. It could also harm the amenity of Finch Cottage next door by the presence of such a long extension visible from the rear and garden of Finch Cottage.
PL/22/2482/SA Finch House Finch Lane Little Chalfont Buckinghamshire HP7 9LU	Certificate of Lawful Development for single storey side and rear extension	See the parish council's comment on PL/22/2509/PNE.
PL/22/1956/FA Stivers Corner Doggetts Wood Lane Little Chalfont Buckinghamshire HP8 4TH	Demolition of previous front extension, construction of two storey front and side extensions, conversion of attic space, insertion of 2 rear dormers, 2 side rooflights, garage conversion to living space, extension of glass roof to existing conservatory, new front driveway entrance with new gates and brick piers and existing	The parish council made no objection to the original application of May 2022. We continue to find no objection, provided that the two newly proposed rear roof dormers do not produce unacceptable overlooking of the front garden of the neighbour in Cokes Lane, given the respective positions of the two houses, and that the bats and

	driveway entrances to be closed off with new hedging	newts issues raised by the Ecology Officer and the Newts Officer in July can be satisfactorily resolved.
PL/22/2306/FA Lanesmeet Long Walk Little Chalfont Buckinghamshire HP8 4AN	First floor front, side / rear and rear extensions, 1 new side and 1 new rear rooflights and changes to doors and windows	The parish council objects. The proposed new detached building shown on the drawings forward of the house next to the electricity substation is not defined in the above details. Buildings so far forward in the plot are not characteristic of Long Walk and would harm the street scene. Long Walk is a GB4 designated row of dwellings in the Green Belt. Although volume dimensions are not given in the documentation, we are concerned that the total size of the proposed development amounts to an excessive increase of built form in the Green Belt. We are also concerned about possible additional overlooking of neighbouring gardens from the balconies proposed along the rear of the upper storey, and suggest that the LPA should evaluate this.

- 7. Decisions of Buckinghamshire Council’s Planning Committee:** These had been circulated and were noted.
- 8. Appeal notices and decisions:** None received.
- 9. Licensing:** The committee noted application Ref. No: 22/00615/CARAVN | Received date: Fri 15 Jul 2022 | Status: New | Case Type: Licensing Application, for a caravan site - mobile home at the former golf club in Lodge Lane, and that the Assistant Clerk has had difficulty in obtaining details from Bucks Council. The chairman will ask one of the Little Chalfont Bucks councillors to help if necessary.
- 10. Any other business:** It was agreed to submit the following comment to the Planning Inspectorate for the appeal against refusal of PL/21/3246/FA Lodge Farm Lodge Lane Little Chalfont Buckinghamshire HP8 4AH.
Little Chalfont Parish is the immediate neighbour of Chenies Parish in which the application site lies. Little Chalfont Parish Council has a strong interest in the site because it is visible from our parish and because the access is onto Lodge Lane in our parish. Residents on Lodge Lane have expressed opposition to the development on the grounds of misuse of the Green Belt, and increased traffic in

Lodge Lane. Little Chalfont Parish Council objects to the application for the reasons given in in Buckinghamshire Council’s Decision Notice of 18 November 2021. The Inspector is asked to take this representation into account.

- 11. It was noted that 1 Oakington Avenue, where the temporary entrance erected to the A404 could become subject to planning enforcement, if not removed in due course in accordance with the conditions made by Bucks Council, had been offered for sale.

12.Date of next meeting: Wednesday 7th September 2022 at 7.30pm at Little Chalfont Village Hall.

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