

**Minutes of a Meeting of Little Chalfont Parish Council Planning Committee  
Held at Little Chalfont Village Hall, Cokes Lane, Little Chalfont  
Wednesday 13<sup>th</sup> July 2022 at 7.00pm**

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

**In attendance:** J Mason

**Members of the public:** 1 member of the public was present from 7.45pm. He was welcomed to the meeting.

1. **Apologies for absence:** These were received from Cllr C Holmes and Cllr D Silverstone.
2. **Approval of the minutes of the Planning Committee meeting held 25<sup>th</sup> May 2022 and 15<sup>th</sup> June 2022:** These were received and approved for signing by the Chairman.
3. **Suspension to standing orders enabling members of the public to speak:** No members of the public wished to speak.
4. **To receive declarations of interest:** None.
5. **Chairman to approve items of any other business:** None.
6. **To consider the following applications:**

<b>Application number and address</b>	<b>Summary of proposed work</b>	<b>LCPC Planning Committee Recommendation</b>
PL/22/1733/FA 79 Bell Lane Little Chalfont Buckinghamshire HP6 6PF	Single storey rear extension to a depth of 6m with flat roof and 2 roof lights	No objection
PL/22/1798/FA Minchin 19 Beechwood Avenue Little Chalfont Buckinghamshire HP6 6PL	Two storey front extension, part single, part two storey rear extension, roof alterations including increased height and design with additional larger front dormers and windows bays, garage conversion to living space and extension of rear patio	No objection
PL/22/1833/FA Charnwood Snells Lane Little Chalfont Buckinghamshire HP7 9QJ	Demolition of existing garage and erection of new detached front garage and part two storey / part first floor rear and front extensions, single storey front extension, raising of roof height including 2 rear dormer windows and 4 side roof lights to create loft room, conversion of attached garage to living space and changes to windows and doors	No objection, provided that the additional side rooflights do not create harmful overlooking of the houses on either side, and that the outstanding ecological issue about bats can be resolved.

PL/22/1702/FA 44 Beechwood Avenue Little Chalfont Buckinghamshire HP6 6PN	Garage extension / part conversion and internal alterations	No objection
PL/22/1814/SA 11 Oakington Avenue Little Chalfont Buckinghamshire HP6 6SY	Certificate of Lawfulness for proposed loft conversion with rear dormer	Although the parish council does not normally comment on applications for certificates of lawfulness, we recommend that this application should be viewed jointly with PL/22/1200/FA for an additional large single storey extension, to which the parish council objected. The combination of the two proposals would produce a dwelling oversized for the plot and overbearing on the neighbour at number 9.
PL/22/1883/FA Panshanger Loudhams Wood Lane Little Chalfont Buckinghamshire HP8 4AP	Part two storey/part first floor rear extension, front roof extension, rear roof light and raising of chimney.  Alternative scheme to Planning Permission PL/21/2334/FA.	No objection.
PL/22/1868/FA 77 Bell Lane Little Chalfont Buckinghamshire HP6 6PF	Part Retrospective for single storey front, side and rear extensions, loft conversion to accommodate living accommodation including rear dormer window and roof lights (Amendments to approved planning application PL/22/0273/FA)	No objection.
PL/22/1897/FA 138 Elizabeth Avenue, Little Chalfont, Buckinghamshire, HP6 6RG	Single storey side/rear extension and roof alterations to allow for increased loft accommodation	No objection.
PL/22/1911/FA 32 and 33 Beel Close , Little Chalfont, Buckinghamshire, HP7 9NS	Application of insulated render to elevations	No objection.

<p>PL/22/1956/FA Stivers Corner Doggetts Wood Lane Little Chalfont Buckinghamshire HP8 4TH</p>	<p>Demolition of previous front extension, construction of two storey front and side extensions, garage conversion to living space, extension of glass roof to existing conservatory, new front driveway entrance with new gates and brick piers and existing driveway entrances to be closed off with new hedging</p>	<p>No objection.</p>
<p>PL/22/1664/FA 62 Westwood Drive Little Chalfont Buckinghamshire HP6 6RN</p>	<p>Single storey side extension and front porch and changes to doors and windows</p>	<p>No objection.</p>
<p>PL/22/1608/FA Anchordown 140 Elizabeth Avenue Little Chalfont Buckinghamshire HP6 6RG</p>	<p>Single storey front extension and front dormer window</p>	<p>No objection.</p>
<p>PL/22/1989/FA 1 Pollards Park House Nightingales Lane Little Chalfont Buckinghamshire HP8 4SN</p>	<p>Single storey rear and front extensions</p>	<p>The parish council objects. The proposed rear extension, which will have mainly glass sides and a flat roof, would look out of place in the AONB, and conflicts with the Chiltern Conservation Board's Guide for Buildings Design in the AONB (3.33 flat roofs, 3.66 large areas of glass). In the illustrations it is shown without furniture or curtains/blinds. The D and A statement claims that this glass extension will allow the feature windows to remain fully visible, but this may not be so when the room is furnished.</p>
<p>PL/22/1990/HB 1 Pollards Park House Nightingales Lane Little Chalfont Buckinghamshire HP8 4SN</p>	<p>Listed Building Consent for addition of single storey rear and single storey front extension</p>	<p>The parish council draws attention to its comment on application PL/22/1989/FA</p>
<p>PL/22/2282/FA</p>	<p>Side and rear extension and roof alterations to allow additional</p>	<p>The parish council objects. The council opposes increases to built</p>

<p>Firs Corner Burtons Lane Little Chalfont Buckinghamshire HP8 4BA</p>	<p>habitable accommodation including raising the ridge height and installation of front and side dormer windows. Changes to windows and doors. Demolition of garage conversion.</p>	<p>form in the Green Belt which are not subordinate to the size and scale of the original dwellings. The proposal is for a volume increase of 20%, including claimed permitted development rights, and a height increase of 25%. The planning statement does not make clear how much of the volume increase would be absorbed within the existing roof space. The statement claims that the removal of the existing garage conversion would broadly balance the proposed extensions, but no dimensions of the garage are given to support this. If approved, a management construction plan would be necessary to control construction vehicle movements near the dangerous corner of Burtons Lane and Lodge Lane.</p>
<p>PL/22/1980/FA Bourbon Court, Nightingales Corner, Little Chalfont, Buckinghamshire, HP7 9QS,</p>	<p>Demolition of existing office block and redevelopment of site with the erection of a four storey building comprising seven apartments and a two storey building comprising two apartments. Associated parking, bike storage and amenity space</p>	<p>The parish council objects. The proposal for nine flats is excessive. Parking provision is inadequate. The Transport Statement states that there will be 7 car parking spaces, the Planning Statement and the Design and Access Statement state that there will be 9. Neither is sufficient for 9 flats according to the BCPG parking standards. Also, the proposed Block B would overbear on Westside in Burtons Lane. The fourth storey proposed on block A would be more prominent in the skyline than the roof of the existing building. The parish council notes Westside's objection relating to trees, which should be resolved before a decision is taken. Should the LPA be minded</p>

		to approve this application, a construction management plan would be essential, especially in regard to keeping open the access from Burton's Lane. The parish council would wish to be consulted about the plan.
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**7. Decisions of Buckinghamshire Council's Planning Committee:** These had been circulated and were noted.

**8. Appeal notices and decisions:** None received.

**9. Licensing:** Ref. No: 22/00554/LAPRET - Transfer of Licence The Kokum, 68 Elizabeth Avenue, Little Chalfont HP6 6QJ and Ref. No: 22/00555/LADPS – Designated Premises Licence The Kokum, 68 Elizabeth Avenue, Little Chalfont HP6 6QJ.

The new licensing applications for the restaurant at 68 Elizabeth Avenue were noted. No objections were identified, and the committee noted that the restaurant was already licensed for evening service. It was noted that the parish council did not receive notification of licensing applications, and that the clerks examined the Bucks Council website monthly to find licensing matters needing attention. It was **agreed** to submit to Planning Enforcement at Bucks Council a complaint form about the front portal constructed at the restaurant without planning permission, to support the complaints already submitted by nearby residents.

**10. Any other business:** None.

**11. Date of next meeting:** Wednesday 3<sup>rd</sup> August 2022 at 7.30pm at Little Chalfont Village Hall.

**Signature**.....