

**Minutes of a Meeting of Little Chalfont Parish Council Planning Committee
held at Little Chalfont Village Hall, Cokes Lane, Little Chalfont, Bucks
Wednesday 23rd March 2022 at 7.30 pm**

Members present: Cllr C Ingham, Cllr M Crowe, Cllr D Nussbaum, Cllr B Gallagher, Cllr J Walford, Cllr N Henry-Ames.

In attendance: S Butcher (Assistant Parish Clerk)

Members of the public: Mr Patel

1. **Apologies for absence:** Cllr V Patel, Cllr D Silverstone, Cllr C Holmes.
2. **Approval of the minutes of the Planning Committee meeting held 23rd February 2022:** Approved and signed.
3. **Suspension to standing orders enabling members of the public to speak:** Mr Patel, the owner of Pine Trees, Burtons Lane, explained the reduced development now proposed in application PL/22/0566/DE to meet the objections of the LPA to the refused application PL/21/4126/DE. The footprint of both houses had been reduced. Distances from the side borders, and between the two houses, were wider. Hedges would not be removed.
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/22/0528/FA Shortwood, Doggetts Wood Lane, Little Chalfont, Buckinghamshire, HP8 4TH	Alterations to existing garage roof, with hip to gable extension and Juliet balcony to front, infill between dormers on north west side elevation, new dormer and roof light on south east side elevation and retrospective permission for existing dormer on south east side elevation (amendment to planning permission PL/21/1793/FA) Amendments include changes to first floor front windows to doors and Juliet Balcony.	No objection.
PL/22/0594/FA 1 Pollards Park House Nightingales Lane Little Chalfont Buckinghamshire HP8 4SN	Addition of front dormer window, 2 rear rooflights and alterations to the roof valley including insertion of plateau rooflight to facilitate loft conversion to living space and internal alterations including new staircase, removal of existing wall, insertion of wall and repositioning of opening	No objection.
PL/22/0595/HB 1 Pollards Park House Nightingales Lane Little Chalfont Buckinghamshire HP8 4SN	Listed building consent for addition of front dormer window, 2 rear rooflights and alterations to the roof valley including insertion of plateau rooflight to facilitate loft	No comment.

	conversion to living space and internal alterations including new staircase, removal of existing wall, insertion of wall and repositioning of opening	
PL/22/0620/FA 4 The Retreat, Little Chalfont Buckinghamshire HP6 6SS	Demolition of existing garage and erection of a single storey side and new front porch extensions.	No objection.
PL/22/0613/PAHAS 4 The Retreat, Little Chalfont Buckinghamshire HP6 6SS	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 2.65m)	Although not formally consulted on this application, the parish council wishes to register its objection. The addition of a complete upper storey would look out of keeping in a street entirely of bungalows, and would overbear on the neighbour at number 5.
PL/22/0604/FA The Sheiling, Nightingales Lane, Little Chalfont, Buckinghamshire, HP8 4SL	Demolition of 2 stables buildings and 1 summerhouse, and erection of a single storey detached outbuilding.	The parish council has sympathy with the reasons given by the LPA for refusal of the previous application PL/21/4104/FA. The new application proposes a design larger in floor area, although with lower ridge height. In terms of added built form in the Green Belt these dimensions do not appear to alleviate the problem identified by the LPA.
PL/22/0661/FA Blackfriars, Village Way, Little Chalfont, Buckinghamshire, HP7 9PX	Erection of a detached garage to front of property.	The parish council objects. There are no buildings in the front gardens along the northern section of Village Way. The introduction of built form in front gardens would harm the street scene in what, so far, has been maintained as an attractive green setting in the heart of the village.
PL/22/0602/FA Charnwood Snells Lane Little Chalfont Amersham Buckinghamshire HP7 9QJ	Demolition of existing garage and erection of new detached front garage, part first floor, part two storey rear and front extensions, single storey front extension, raising of roof height including 2 rear dormer windows and a side rooflight to create loft room and changes to windows and doors	No objection.
PL/22/0435/FA 39 Beechwood Close Little Chalfont Amersham Buckinghamshire HP6 6QX	Demolition of garage, construction of part single/ part two-storey side extension and changes to windows and doors.	No objection provided that the proposed extension does not take excessive light from the side windows of number 40. This will require a technical judgment which the parish council is not able to make.
PL/22/0717/FA	Single storey rear extension.	No objection.

Southwood Cokes Lane Little Chalfont Buckinghamshire HP8 4TZ		
PL/22/0754/EU Court Cottage Snells Lane Little Chalfont Buckinghamshire HP7 9QW	Certificate of lawfulness for existing use of the two properties formerly known as 1 and 2 Court Cottages as a single dwelling now known as Court Cottage	No comment.
PL/22/0566/DE Pine Trees Burtons Lane Little Chalfont Chalfont St Giles Buckinghamshire HP8 4BN	Approval of reserved matters following outline approval PL/20/3798/OA - Demolition of a detached house and erection of two detached houses associated garage with access off Burton Lane (matters to be considered: access, appearance, scale and layout)	Since outline permission has already been granted for the replacement of one house by two in this part of the ERASC, the parish council has no objection to the latest proposal, provided that the maximum possible hedging and trees are included in the development.

7. **Decisions of Buckinghamshire Council Planning Committee:** As the Bucks Council planning website had been closed since 18 March for maintenance it was not possible to produce an up-to-date decision sheet. Decisions taken since the committee's February meeting would be covered in the decision sheet prepared for the April meeting.
8. **Appeal notices and decisions:** The status of appeals on applications PL/21/3138/FA, PL/21/0082/TP and PL/21/2602/FA were noted.
9. **Licensing:** It was decided to make no comment on the licensing application for hours 11 am to 11 pm at the Chanak restaurant.
10. **Any other business: Application PL/21/4632/OA for land between Burtons Lane and Lodge Lane.** Comments from the parish council and community association, approved by the PC on 9 March, had been submitted in response to further information provided by the applicant in February. Our comments were accompanied by a new professional paper on the ecology points by Bioscan. The Chairman reported that Bucks Council were likely to await responses from the applicant to comments by Bucks Council experts, recently published on the planning website, on highways, landscape, ecology, climate change and other matters, before setting a new date for decision on this application. The original target date of 29 March would not be met.
11. **Date of next meeting:** Wednesday 20th April 2022 at 7.30 pm to be held at Little Chalfont Village Hall.

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