

**Minutes of a Meeting of Little Chalfont Parish Council Planning Committee
Held at Little Chalfont Village Hall, Cokes Lane, Little Chalfont
Wednesday 24th April 2024 at 7.30pm**

Members present: Cllr C Holmes (Chairman), Cllr B Gallagher, Cllr V Davies.

In attendance: S Butcher (Assistant Parish Clerk)

Members of the public: Two.

1. **Apologies for absence:** These were received from Cllr V Patel, Cllr J Walford and Cllr D Nussbaum (Vice-Chairman) (Parish Council).
2. **Approval of the minutes of the Planning Committee meeting held 27th March 2024:** The minutes were approved, and signed by the chairman.
3. **Suspension to standing orders enabling members of the public to speak:** Two members of the public spoke, regarding the planning application at Calobra 132 Elizabeth Avenue Little Chalfont, Bucks, HP6 6RQ (PL/24/0789/FA).
4. **To receive declarations of interest:** Cllr B Gallagher is a neighbour, of one of the below planning applications.
5. **Chairman to approve items of any other business:** (i) Planning application PL/24/0825/CONDA (ii) Little Acre, Finch Lane, Little Chalfont, Bucks.
6. **To consider the following applications:**

Application number and address	Summary of proposed work	LCPC Planning Committee Recommendation
PL/24/0789/FA Calobra, 132 Elizabeth Avenue, Little Chalfont, Buckinghamshire, HP6 6RQ	Demolition of existing chalet bungalow and construction of 2 no. four bedroom dwelling houses with new crossover to driveway.	The parish council objects, primarily due to the fact that the proposed semi-detached property would be detrimental to the street scene as it would be the only such dwelling in the vicinity. Further, the proposed roof height would be significantly higher than the adjacent two-story property and would possibly be the highest building on Elizabeth Avenue, a street that consists primarily of bungalow style properties. Finally, with only two 2.5m wide parking spaces per property, these appear to be outside LPA guidelines in terms of number (3 spaces for a 4-bedroom property) and width (2.8m).
PL/24/0815/FA Elmwood House, 47 Amersham Road, Little Chalfont, Buckinghamshire, HP6 6SW	Changing a door and 2 windows to sliding doors, increasing size of French doors, and replacing window at rear elevation	No objection
PL/24/0823/FA Beel House, Snells Lane, Little Chalfont, Buckinghamshire, HP7 9QP	Proposed demolition and rebuild of first and second floors of curved bay.	No objection

PL/24/0824/HB Beel House, Snells Lane, Little Chalfont, Buckinghamshire, HP7 9QP	Listed building consent for the proposed demolition and rebuild of first and second floors of curved bay.	No comment
PL/24/0879/VRC Maple Field (Formally Snells House), Snells Lane, Little Chalfont, Buckinghamshire, HP7 9QN	Variations to conditions 2 (Materials), 5 (Parking) and 10 (Approved plans) of planning permission PL/22/0920/FA (Demolition of existing dwelling and erection of a new dwelling on same footprint) to allow for a revision to the approved plans.	No comment
PL/24/0939/FA 10 Latimer Close, Little Chalfont, Buckinghamshire, HP6 6QS	Single storey rear extension	No objection
PL/24/0985/FA Latimer Lodge, Burtons Lane, Little Chalfont, Buckinghamshire, HP8 4BS	New garage to front driveway	The parish council notes that this application is a revision to a previous application (PL/24/0203/FA) for which permission was refused. These amended plans do not address parish council concerns with the previous application. Therefore, the parish council objects as the proposed two-storey building would not be consistent with similar type structures located on adjacent plots.
PL/24/0560/FA Acers, Doggetts Wood Lane, Little Chalfont, Buckinghamshire, HP8 4TH	Car port	No objection
PL/24/1065/PNE 49 Westwood Drive Little Chalfont Buckinghamshire HP6 6RW	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 6 metres, maximum height 2.9 metres, eaves height 2.6 metres)	No comment
PL/24/0952/FA 25 Loudhams Road, Little Chalfont, Buckinghamshire, HP7 9NX	Erection of part two storey, part first floor front and part single, part two storey rear extension	No objection
PL/24/0994/FA 1 Oakington Avenue, Little Chalfont, Buckinghamshire, HP6 6SY	Retention of temporary vehicular construction access onto Amersham Road for use by the approved dwelling (PL/18/3984/FA)	The Parish Council continues to object to the proposed vehicle access and further requests that the existing temporary vehicular access is removed with the original raised kerb reinstated. Because of the many hazards on this busy section of the A404, a Strategic Inter-Urban Route, there are no vehicular crossovers on to the A404 for individual dwellings between Church Grove and the village centre. This safety feature should be maintained. The slowing and turning of vehicles associated with the use of the proposed access would

		<p>lead to conflict and interference with the free flow of traffic on the highway, as would parking of delivery vehicles. The crossover proposed is almost directly opposite the dangerous and heavily used junction leading to Chalfont Avenue and the railway station. On 7 December 1996 a fatal accident occurred under the nearby railway bridge. A speed camera was installed near the application site because of the dangers on this section of the A404.</p> <p>The plan now proposed would have a severe detrimental impact on highway safety and would harm the amenity of pedestrians for whom the pavement provides the only route to the village centre from the large housing areas east of the application site. The pavement is also heavily used by pupils and parents of Little Chalfont Primary School in Oakington Avenue. Risks to pedestrian and cycle safety will only increase over time now that development work has started on the former golf course site between Lodge Lane and Burtons Lane (appeal APP/X0415/W/22/3303868 was allowed in March 2023 permitting the construction of 480 dwellings and public facilities on land across the railway from the application site). The development includes a new foot/cycle bridge across the railway, carrying a path leading to the A404 at the junction with Oakington Avenue, providing the only viable foot/cycle route to the village centre from the eastern part of the development. The access to the A404 will be a few yards uphill from the application site, meaning that pedestrians and cyclists heading for the village centre will need to pass the application crossover.</p> <p>Although it is stated in the Planning Statement that a 70m horizontal visibility splay has been achieved by cutting back obstructing vegetation; by definition this can be considered to be a temporary mitigation only as maintenance of the vegetation cutback cannot be guaranteed.</p> <p>Finally, the Parish Council notes that access was granted in late 2018 solely to enable construction of a separate dwelling within the curtilage of 1 Oakington Avenue. This was more than 5 years ago and there is little evidence to suggest that construction has commenced. Therefore, the Parish Council requests that the temporary access is removed so that it does not become a “permanent” feature.</p>
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PL/24/1056/FA The Flat, Five Diamonds, Nightingales Lane, Little Chalfont, Buckinghamshire, HP8 4SN	Replacement of existing ancillary cottage, flat and garaging with single annexe and garaging ancillary to the main house	No objection
PL/24/1077/NMA Land Adjoining 14 Yarrowside, Little Chalfont, Buckinghamshire, HP7 9QL	Non material amendment to planning permission PL/23/1865/FA (Erection of a single link detached dwelling) to allow for moving the footprint of the house back 1.35 meters	No comment
PL/24/1112/SA 20 Beechwood Close, Little Chalfont, Buckinghamshire, HP6 6QU	Certificate of lawfulness for proposed extension of existing vehicular access	No comment

- 7. Decisions of Buckinghamshire Council’s Planning Committee:** These had been circulated and were noted.
- 8. Appeal notices and decisions:** None.
- 9. Licensing:** None.
- 10. Update on former golf course outline planning application:** Cllr Holmes informed the planning committee that the Hill Group are going to attend the Annual Parish Meeting on the 1st May 2024 and that there was going to be a public consultation on the 9th May 2024 in the village hall.
- 11. Any other business:** (i) Cllr Holmes informed the committee, that planning application: PL/24/0825/CONDA showed on the Buckinghamshire Planning Website. The Parish Council had not been informed of this application. After a discussion it was decided that this would be a ‘no comment’. (ii) A member of the public had concerns over Little Acre, Finch Lane, Little Chalfont, Bucks, the planning permission had been given and the works that have been completed. Cllr Homes is going to respond to the resident.
- 12. Date of next meeting:** Wednesday 22nd May 2024 at 7.30pm at Little Chalfont Village Hall.

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