

**Minutes of a Meeting of Little Chalfont Parish Council Planning Committee  
Held at the Village Library on Tuesday 21 April 2009 at 7.30pm.**

**Present:** Cllr M Dale, Cllr B Drew (from 8.00pm), Cllr C Gibbs, Cllr L Hunt, Cllr C Ingham (Chairman), Cllr G Smith, Cllr A Tate and Cllr F Wilkinson (from 8pm).

**In Attendance:** Mrs K Sterling (Assistant Clerk)

**Members of the Public:** Mrs Hunt, Ms V Bavington, Mrs Morgan, Mr M Peters and Mr D Cox

1. **Apologies for Absence:** None
2. **Minutes of the Planning Committee meetings held on Tuesday 24 March 2009:** These were approved as a correct record and signed by the Chairman.
3. **Suspension of standing orders enabling members of the public to speak:** During suspension of standing orders by the Chairman, Ms Bavington and Mrs Morgan spoke in objection to application CH/2009/0089/EU.

Mr M Peters spoke in support of application CH/2009/0194/FA putting the case that this application addressed the reasons why the first application was refused. The Chairman reinstated standing orders.

4. **Declarations of interest:** None made
5. **To approve and note items suggested for Any Other Business (item 12):** The following was agreed for discussion under item 12: (i) invitations to talk at a future Planning Meeting.
6. **To consider the following applications:**

Application number and Address	Summary of proposed Works	Recommendation
CH/2009/0167/FA2 Pollardswood Cottages, Nightingales Lane, Little Chalfont, HP8 4BP	Erection of double garage with living accommodation over and storage and utility space at rear	No objection provided that the conditions attached to the earlier permission (CH/2006/0109/FA, Decision Notice of 8 March 2006) are retained and observed.
CH/2009/0329/FA Bendrose Grange White Lion Road Little Chalfont HP7 9LJ	Erection of detached outbuilding incorporating double garage and store with cellar below	The Parish Council object. We are concerned by two aspects of this application. The large size and height (over five metres) of the proposed building would bring a significant extension of built form into the green belt. Secondly, the design and access statement does not declare unequivocally that the proposed building is, and will remain, non-

		habitable.
<p>CH/2009/0089/EU</p> <p>Rowood Farm Burtons Lane Little Chalfont HP8 4BA</p>	<p>Application for a certificate of lawfulness for the existing use of the site as a commercial livery etc.</p>	<p>The Parish Council object. We deplore the fact that, in spite of complaints made to Chiltern District Council over at least the last two years about activity on the site for which no permission had been granted, nothing was done to investigate the matter until ten years had passed since the activities began – giving the applicant this opportunity to apply for a certificate of lawfulness. That opportunity would not have occurred if timely investigations had found that unauthorised activity was taking place, and enforcement action had been taken.</p> <p>We hope the district council will also consider whether there has been any <u>expansion</u> of the unauthorised activity on the site which has lasted for less than ten years, refuse a certificate of lawfulness for that expansion, and take enforcement action immediately.</p> <p>(It was agreed to ask District Councillor Phillips to call in this application for discussion at the District Council Planning Committee if the officer's recommendation was to grant a certificate of lawfulness.)</p>
<p>CH/2009/0194/FA</p> <p>Little Chalfont Golf Club Lodge Lane Little Chalfont Buckinghamshire</p>	<p>Change of use of existing clubhouse to form detached residential dwelling with excavation of land to the rear to create light wells to north elevation, served by existing vehicular access and change of use of remaining land for equestrian use</p>	<p>The Parish Council does not object to this application, but would like to see the following conditions included in any permission granted:</p> <ul style="list-style-type: none"> <li>• That no more than one dwelling should ever exist on this site</li> <li>• That no business should be run from the site.</li> </ul> <p>(This comment was adopted by a vote of 5 to 3; 3 councillors were in favour of objecting to the application.)</p>

7. **To receive decisions of Chiltern District Council's Planning Committee:** An updated list was circulated.
  
8. **To receive appeal notices and decisions:** An updated list was read out by the Assistant Clerk and the following was noted: (i) the appeal against refusal of the previous application for Little Chalfont Golf Club (2008/1209) will be heard in public at the Chiltern District Council offices on 1 and possibly 2 July. (ii) Representations concerning the appeal against refusal of application 2008/2039 (change of use of bakery at 13 Chenies Parade to cafe) are required by 12 May: (iii) Representations concerning the appeal against refusal of application 2008/1272 (land adjacent to The Dell, Burton's Lane) are required by 12 May. (iv) Appeals have been dismissed on 2008/1242 Wood Meadow, Burton's Lane and 2008/0131 Hermits Wood Lodge, Nightingales Lane.
  
9. **Licensing:** None
  
10. **Enforcement cases:** (i) Rowood farm, see agenda item 6. (ii) Advertising hoardings: The Clerk has received a response to her 25 March letter to CDC Planning staff, which the Assistant Clerk summarised. Neither sign (A2B Taxis and Gary Skinner Funeral Services) had advertisement consent and both companies have been written to by Chiltern District Council advising them that it is an offence to display a sign without the appropriate consent and unless the signage is removed or advertisement consent obtained, the Council may commence prosecution proceedings.  
  
It was agreed that the Clerk should investigate the feasibility of a link from the Parish Council website enabling members of the public to access information on the planning requirements for advertising.
  
11. **Burtens Wood:** The Clerk was still awaiting definitive advice from BCC and the legal adviser at the Open Spaces Society. Staff at Chilterns Conservation Board, consulted informally, were of the view that the Council could not be forced to take over the maintenance. However, they thought the maintenance arrangements would have to be explicit in the registration process.
  
12. **Any other business:** Invitations to talk at a future Planning Meeting – It was agreed that Cllr C Ingham invite Cllr D Philips to talk about the work of Chiltern District Council Planning Committee, during a training session in private before a future meeting.
  
13. **Date of next meeting:** Tuesday 5 May 2009 in the Village Library at 7.30pm.

Signed..... Date.....