

**Minutes of a Meeting of Little Chalfont Parish Council Planning Committee
Held in the Village Hall on Tuesday 19 January 2010 at 7.30pm.**

Present: Cllr B Drew; Cllr L Hunt; Cllr C Ingham (Chairman); Cllr P Martin; Cllr G Smith, Cllr M Dale and Cllr C Gibbs.

In attendance: Mrs K Sterling (Assistant Clerk)

Members of the Public: Ms H Williams

- 1. Apologies for absence:** None
- 2. Minutes of the Planning Committee meeting held on Tuesday 29 December 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:** There were no members of the public who wished to speak.
- 4. Declarations of interest:** None.
- 5. Approval of Items for Any Other Business (item 12):** None
- 6. To consider the following applications:**

Application number And address	Summary of Proposed Works	Little Chalfont Planning Committee Recommendations
CH/2009/1809/FA Long View 20 Church Grove Little Chalfont HP6 6SH	Part two storey, part single storey side/rear extension, dormer structure in front elevation, front porch and alterations to fenestration within the existing elevations of the application property	The Parish Council object. Although the earlier proposal rejected by the LPA has been slightly reduced in size at the front east corner, and the crown height of the roof has been slightly reduced, the proposed extension remains greatly out of proportion to the existing house. The design is out of keeping with the style of the nearby houses. It would appear bulky and overbearing, damaging the character and appearance of the street scene.
CH/2009/1893/SA Orchard Rise Village Way Little Chalfont HP7 9PU	Application for a Certificate of Lawfulness for a proposed operation relating to a single storey side/rear extension	No Objection
CH/2009/1814/FA 8 Elizabeth Avenue Little Chalfont HP6 6QB	Single storey side extension	No Objection

<p>CH/2009/1827/FA CH/2009/1828/HB Hances Cottage Snells Lane Little Chalfont HP7 9QW</p>	<p>Part two storey, part single storey extension to north west elevation with single storey glazed extension across rear elevation, single storey extension to south east elevation, front porch, external alterations to existing dwelling and alterations to front boundary wall. Alterations to existing barn adjacent to Snells Lane to create detached annexe.</p>	<p>The Parish Council object to the proposed alterations to the existing barn adjacent to Snells Lane. The Council do not object to its conversion into a detached annexe in principle, but on the grounds of both aesthetics and historic interest would regret the destruction of a substantial part of the existing structure.</p> <p>The Parish Council object to the proposed alterations to Hances Cottage. While the proposed extensions would be sympathetic in appearance to the Cottage itself, they represent significant additions to the Cottage and it is difficult to see how they could be regarded as sufficiently subordinate to it to satisfy either listing requirements or those pertaining to extensions of built residential form into the Green Belt.</p> <p>The Parish Council note that the Design and Access Statement points to the fact that the overall base area of buildings on the existing site would be reduced under the application's proposals. The Council believe, However, that to try to equate the footprint of low level outbuildings used essentially for nursery purposes with, at least in part, two-storey residential accommodation is misleading, and that the extensions would be harmful to the openness of the Green Belt.</p>
<p>CH/2009/1898/FA Tile House Cottage Nightingales Lane</p>	<p>Part two storey side, part single storey extensions to north-west and south-east sides, two metre high</p>	<p>The Parish Council object. A two-storey extension to the south-east of the house has been permitted</p>

<p>Chalfont St Giles Buckinghamshire HP8 4SL</p>	<p>fencing to front and side boundaries and front vehicular entrance gates</p>	<p>on appeal. The further extension proposed at the north-west would be disproportionate to the size of the existing building and inappropriate in the Green Belt and the AONB. It would also look out of proportion to the small size of the plot, and thus out of keeping with nearby properties. In application 2008/0080 there were objections because a brick wall on the boundary with Tile Garth was to be replaced by a wooden fence. If this is still the case, we would prefer the brick wall to be retained to protect the amenity of Tile Garth and appearance in the AONB.</p>
<p>CH/2009/1903/FA 36 Elizabeth Avenue Little Chalfont HP6 6QG</p>	<p>Erection of detached dwelling with associated hardstanding served by new access onto Elizabeth Avenue</p>	<p>No Objection</p>
<p>CH/2009/1914/SA 32 Beechwood Close Little Chalfont HP6 6QX</p>	<p>Application for a certificate of lawfulness for a proposed operation relating to the erection of a hip-to-gable roof extension and rear dormer window</p>	<p>The Parish Council object. The proposed large flat-roofed dormer at the rear, reaching to crown level, is out of keeping with other houses in the surrounding area. It will appear overbearing from most angles. Large flat roofs are not a characteristic of the area and should not be permitted. The new window at third floor level will create additional overlooking of neighbouring gardens, damaging the privacy and amenity of neighbours.</p>

7. To receive decisions of Chiltern District Council's Planning Committee: an updated list was circulated.

8. To receive appeal notices and decisions: None.

9. Licensing applications: None

10. Enforcement issues: (i) 122 Elizabeth Ave – the Clerk, in consultation with Cllr Drew, wrote to CDC Planning Department requesting that the apparent breach of planning consent be investigated. A reply has been received from Tracey Francis (CDC principal Planning Officer -Enforcement) confirming that the Council is aware of the alleged breach and explaining that planning legislation allows for a retrospective application to be submitted. Once all the information has been received LCPC will be notified and given the opportunity of commenting.

(ii) Rowood Farm - a formal complaint has been made by a Member of the Public to CDC about the lack of enforcement action by CDC in relation to activities at Rowood Farm. Tracey Francis has responded to the complaint and in her letter states that the Rowood farm appeal will be considered under Public Inquiry on the 12th May 2010 at the Council's Offices.

11. Core Strategy: Cllr Ingham was thanked for his update on the Draft Core Strategy for the Local Development Framework, distributed by the Clerk before the meeting, which gave a comprehensive summary of the current situation. It was also noted that the number of dwellings proposed for the Donkey Field was now down from 90 to 60. It was agreed that Cllr Ingham and Cllr Drew would write another letter to CDC acknowledging the improvements that had been made but stating that we were still opposed to the overall number of houses allocated to little Chalfont.

12. Any other business: None

13. Date of next meeting: Wednesday 10 February 2010 at 7.30pm

Signed.....

Date.....