

**Minutes of a Meeting of Little Chalfont Parish Council Planning Committee
Held on Wednesday 8 September 2010 at 7.30pm in the Village Hall**

Present: Cllr M Dear; Cllr L Hunt; Cllr C Ingham (Chairman) and Cllr G Smith.

In Attendance: Mrs J Mason (Clerk).

1. **Apologies for absence:** These were received from Cllr M Dale; Cllr B Drew and Cllr P Martin.
2. **Minutes of the Planning Committee meeting held on Tuesday 17 August 2010:** These were approved as a correct record and signed by the Chairman.
3. **Proposal to suspend standing orders enabling members of the public to speak:** No members of the public present.
4. **Declarations of interest:** None.
5. To consider the following applications:

Application number and address	Summary of Proposed Work	Little Chalfont Planning Committee Recommendation
CH/2010/1194/FA Goodeaves 7 Church Grove Little Chalfont HP6 6SH	Hip to clipped gable rear extension (amendment to planning permission CH/2010/0390/FA)	No objection
CH/2010/1259/FA 3 Oakington Avenue Little Chalfont HP6 6SY	Single storey front/side extension	No objection
CH/2010/1279/FA St Bees 25 Church Grove Little Chalfont HP6 6SH	Retention and completion of single storey front and rear extensions, two storey rear extension, first floor/roof extension incorporating two dormer windows in both front and rear elevations to provide two storey dwelling and dummy pitch roof over existing garage.	No objection
CH/2010/1298/FA Thornhill 2 Lodge Lane Little Chalfont HP8 4AQ	First floor front extension	The Parish Council object. Although the bulk of the first floor extension has been somewhat reduced by the use of a dormer to replace part of the full roof projection proposed in 2009/1361/FA and refused on appeal, the forward projection at this level would still undermine the overall cohesive appearance of this group of dwellings within this frontage. The effect would be prominent in the street scene.

CH/2010/1349/FAE Land at The Junction Of White Lion Road and Bell Lane Little Chalfont	Change of use of part of application site comprising part of the front residential garden areas of Nos. 1, 3, 5 and 7 Bell Lane, fronting Bell Lane, to use as part of road widening scheme and erection of walls and fences along the new boundary of the residential gardens (extension of time limit to planning application H/2007/2127/FA)	No objection
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6. To consider the following Certificates of Lawfulness:

CH/2010/1236/SA 7 Bedford Avenue Little Chalfont Amersham HP6 6PT	Application for a Certificate of Lawfulness for a proposed operation relating to the erection of a single storey rear extension	No comment
CH/2010/1260/SA 3 Oakington Avenue Little Chalfont HP6 6SY	Application for a Certificate of Lawfulness for a proposed operation relating to a hip to clipped-gable roof extension and the insertion of two dormer windows in rear roofslope and three roof lights in the front roofslope	No comment
CH/2010/1339/SA Little Ash Lodge Lane Little Chalfont HP8 4AQ	Application for a Certificate of Lawfulness for a proposed operation relating to the erection of a detached single storey outbuilding to rear of existing dwelling and the laying of hardstanding to the front of the dwelling	No comment

7. **Decisions of Chiltern District Council's Planning Committee:** carried forward to next meeting

8. **Appeal notices and decisions :** carried forward to next meeting

9. **Licensing applications:** carried forward to next meeting

10. **Enforcement:** carried forward to next meeting

11. **Former Sawmill site update:** Cllr Smith summarised actions taken since the last meeting. On 23 August the Clerk had written to Inspector C Oliver at Amersham Police Station about crime prevention and associated issues. She had also sent a further e-mail (1 September) to CDC Planning consultations following Barton Wilmore's 13 August letter to CDC addressing points made in the Parish Council's initial 30 July response. Concerns registered by other consultees including Thames Valley Police , the water authority, Buckinghamshire County Council Highways Department and local residents were outlined. It was clear that there were many unresolved issues. Indeed, many of the Parish Council's concerns about security and anti-social behaviour were reinforced by TVP's Crime Prevention Design Adviser in an e-mail to CDC dated 28

July. Cllr Smith also had reservations about the robustness of the mechanism for monitoring and enforcement of the terms of the planning consent, should CDC approve the application at its 16 September Planning Committee meeting. CDC's enforcement team were already stretched and this could have a consequential impact on the workload of the Parish Council. It was agreed to keep this matter under close review. The Chairman and Committee thanked Cllr Smith for his detailed work and update. Cllr Ingham stated that the Parish Council had abundantly fulfilled its responsibilities and the only outstanding decision was whether to take the opportunity to address the CDC Planning Committee on 16 September 2010. It was agreed that Cllr Ingham would make this address and in the meantime the Clerk would register this intention with CDC planning department in the required time scale.

- 12. Core Strategy update:** Cllr Ingham reported that the Draft Core Strategy dated September 2010 would be discussed at the CDC Cabinet meeting on 14 September and had been put before the Housing Committee the previous evening. At that meeting the Head of Planning had apologised for and corrected an error in the supporting documentation (consultation results appendix 7.2) which gave the erroneous impression that the Parish Council had not commented on the March 2010 Draft Core Strategy. On 9 September the joint Parish Council/ LCCA advisory group would be meeting to propose a plan of action; a paper prepared by the Chairman of LCCA for that meeting was circulated. The key changes were that the overall target of 2900 dwellings had been reduced to 2400. The four main settlements (Amersham, Chesham, Chalfont St Peter and Little Chalfont) now have a joint target of 1800 dwellings. These changes were an improvement. Having an adopted core strategy in place would make it possible to avoid, for the time being at least, a government requirement for a new housing needs assessment in Chiltern District – which would certainly result in much higher figures for new building than those in the Draft Core Strategy. Unfortunately the Donkey Field remains as a strategic site for development during the early years of the strategy. The timescales for public consultation were such that detailed comments regarding the Parish Council's reservations about the continued inclusion of the Donkey Field and housing densities could be agreed at meetings between now and November. However, Cllr Ingham pointed out that any action before the 14 September CDC Cabinet meeting would have to be taken before the next meeting of the Parish Council. He therefore asked for authority to take, in the name of the Parish Council, any action decided upon by the Advisory Group provided that it was consistent with the Parish Council's existing policy as set out in the briefing note agreed at the 6 July meeting of the Planning Committee prior to recent meetings with members of the CDC cabinet. This was agreed.
- 13. Any Other Business:** (i) *Allocation of Roads for Planning* – It was agreed that the Clerk should issue a revised list following Cllr Gibbs resignation. (ii) *Car Wash Elizabeth Avenue Shops:* It was noted that Cllr Drew had asked the Clerk to investigate the permissions this business had obtained and report back.
- 14. Date of next meeting:** Tuesday 28 September 2010 at 7.30pm in the Village Hall

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