

**Minutes of a Meeting of Little Chalfont Parish Council Planning Committee
Held in the Village Hall, Cokes Lane, Little Chalfont
Tuesday 15 April 2014 at 7.30pm**

Present: Cllr B Drew; Cllr J Hinkly ; Cllr M Parker (Chairman); Cllr V Patel; Cllr D Rafferty and Cllr J Walford; Cllr J Wyper.

In Attendance: Mrs K Sterling (Assistant Clerk)

Members of the Public: None

1. **To receive apologies for absence:** Cllr L Hunt
2. **To approve the minutes of the Planning Committee meeting held on Tuesday 25 March 2014:** These were approved as a correct record and were duly signed by the Chairman.
3. **To accept a proposal to suspend standing orders enabling members of the public to speak (10 mins):** Not applicable
4. **To receive declarations of interest:** Cllr Rafferty declared an interest in application CH/2014/0088/FA because his wife volunteers in one of the shops that backs onto the application site.
5. **Chairman to approve items of any other business: (i)** The White Lion, White Lion Road; **(ii)** Open Spaces Letter.
6. **To consider the following applications:**

| Application number and address | Summary of Proposed Works | Little Chalfont Parish Council Recommendation |
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| CH/2014/0433/FA Land To The Rear Of Nightingales Lane Corner Nightingales Corner Little Chalfont | Redevelopment of the site consisting of the erection of a two storey building comprising three flats | Little Chalfont Parish Council objects. First, there is already inadequate parking for nearby existing residential flats, existing businesses and associated deliveries to the site. The proposals would severely exacerbate this problem because only three spaces are proposed for the whole of the development. This provision would fail to meet Chiltern District Council's parking standard and is clearly insufficient. In this context the Parish Council also notes that the conditional approval under the previous application CH/2011/1330/FA (see below) required the permanent reservation of a parking bay for use ancillary to the retail unit located at No 2 at Nightingales Corner. Secondly, in terms of design, the Parish Council objects to the proposed height of the building which would adversely affect the line of sight amenity of the nearby occupants of residential flats, retail staff and shop owners. Finally, In conclusion, the Parish Council would refer Chiltern District Council to previous applications CH/2011/1330/FA and CH/2008/1015/FA . Permission for the currently |

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| | | approved storage building was granted on the condition that the storage building could only be built as long as its use was ancillary to the retail unit located at No 2 at Nightingales Corner. The Parish Council requests that permission be refused for the current applicant for reasons cited in the case officer's report (CH/2011/1330), that is, the site should be reserved for storage and parking uses ancillary to the existing functions of the neighbourhood and there should be no intensification of use that would have an adverse impact on the current amenity of casual parking in the area. |
| CH/2014/0450/FA Croft Farm Burtons Lane Little Chalfont HP8 4BA | Raised roof extension incorporating front and rear two storey extensions with habitable accommodation in the roofspace | Withdrawn |
| CH/2014/0443/FA Eaglesham Maplefield Lane Little Chalfont HP8 4TY | Part two storey, part single storey side/rear extension, incorporating replacement garage | No Objection |
| CH/2014/0396/FA Rowood Farm Burtons Lane Little Chalfont HP8 4BA | Redevelopment of site to provide detached dwelling with associated hardstanding | No Objection if the proposed works satisfy all Green Belt requirements. However, in view of the history of the site, approval should be conditional on appropriate attention to drainage and, despite the previous TfB report to the shared access issues to/from Burtons Lane, where the speed limit is 60mph. |
| CH/2014/0415/FA Cokes Lane House Cokes Lane Little Chalfont HP8 4UD | Detached outbuilding with first floor accommodation in roof space | No Objection. If permission is granted it should be on condition that any occupation of the building is only as part of the existing dwelling on the site and at no time should the building be occupied as an independent dwelling for pecuniary gain. |
| CH/2014/0498/FA Little Pollards Nightingales Lane Chalfont St Giles HP8 4SN | First floor side extension | No Objection |
| CH/2014/0082/FA Woodpeckers Loudhams Wood | Construction of retaining wall | No Objection |

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| Lane Little Chalfont HP8 4AR | | |
| CH/2014/0520/FA 10 Chandos Close Little Chalfont HP6 6PJ | Single storey side extension, single storey rear extension and replacement dormer window to rear roof slope | No Objection |
| CH/2014/0254/AV Site 101 (Known As The Donkey Field) Burtons Lane Little Chalfont | Erection of freestanding sign | The Parish Council Objects. The sign is too large for its proposed location and could pose a safety issue as passers-by (both on foot and in a car) try to read it. The Parish Council would propose a smaller sign or one that is placed at an angle so that it can be read at a distance. |
| CH/2014/0481/SA Homestead Burtons Lane Little Chalfont HP8 4BL | Application for a Certificate of Lawfulness for a proposed operation relating to the erection of a single storey, side/rear extension, and single storey rear extension. | Noted |

7. **To receive decisions of Chiltern District Council's Planning Committee:** The schedule which had been previously circulated was received and noted.
8. **Delivery Development Plan Document (DDPD) Submission Document:** The response has been submitted and is available to be viewed on the Parish Council website.
9. **Donkey Field update:** The Parish Council has received a request regarding its preferred lighting scheme for the new development, so that it can then consider taking over the lights once the development is complete. This request was originally sent to BCC who did nothing with it for 4 months. The Parish Council does not have a duty to adopt the lighting. It was agreed that the Clerk would write to Daniel King at Countryside, and copy the consultant, and explain the circumstances in which the Council would agree to taking over the lighting. Also Cllr Parker would find out from Don Phillips the outcome of his discussions with Graham Winwright.
10. **To receive appeal notices and decisions:** (i) CH/2013/1883/FA – 29 Pavilion Way, Little Chalfont, HP6 6PZ for a single storey side extension incorporating raised roof extension and front porch. Appeal in progress.
11. **Enforcement updates:** None.
12. **Licensing applications:** None.

13. Any Other Business (i) The White Lion, White Lion Road: Application CH/2013/2091/AV has still not been decided. However an 'A' board has been placed on the pavement, not within the curtilage of the property. The Clerk will write to the owners of the public house requesting that the 'A' board be removed from the public highway; (ii) **Open Spaces Letter:** The deadline for submission is early May. Cllr Parker requested that any comments from councillors be forwarded to him by Friday 18 April 2014.

14. Date of next meeting: Tuesday 6 May 2014 at 7.30pm in the Community Library.

Signed.....

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