

**Minutes of a Meeting of Little Chalfont Parish Council Planning Committee
Held at Little Chalfont Community Library, Cokes Lane, Little Chalfont**

Tuesday 1st November 2016 at 7.30 pm

Present: Cllr M Parker (Chairman), Cllr G Roberts, Cllr I Griffiths, Cllr V Patel, Cllr C Ingham, Cllr M Davis, Cllr D Rafferty and Cllr B Drew.

In attendance: Sallie Matthews (Assistant Parish Clerk)

Members of the public: Martin Tett

1. **Apologies for absence:** Cllr J Walford
2. **Approval of the minutes of the Planning Committee meeting held on Wednesday 12th October 2016:** Noted and Signed
3. **Proposal to suspend standing orders enabling members of the public to speak:** None
4. **To receive declarations of interest:** None
5. **Chairman to approve items of any other business:** i) Old Golf Course Site ii) Amersham Common
6. **To consider the following applications:**

Application number and address	Summary of Proposed Works	LCPC Planning Committee Recommendation
CH/2016/1820/FA Burtons Farm, Burtons Lane, Little Chalfont, HP8 4BB	Conversion of outbuilding to form primary residence with associated external alterations, and conversion of existing farmhouse to ancillary residential accommodation	The Parish Council objects. It does not accept the argument that the existing substantial and historic farmhouse would become an ancillary building and see the application as a means of developing a second habitable dwelling on this site in the Green Belt and AONB. Such an inappropriate development would be contrary to NPPF and CDC Policies. As indicated in the objection posted by site, neighbours, the development would also suggest an unrequested change of use, and degradation of the agricultural site, and it would have an adverse impact on the village's wildlife and cultural heritage.

CH/2016/1801/FA 35 Church Grove, Little Chalfont, HP6 6SJ	Two storey side extension and rear extensions, single storey rear extension and removal of existing garage	The Parish Council continues to object. Compared with previously rejected application CH/2016/1091/FA, the change made to the plans are minor and do not address the cramped, contrived, obtrusive and discordant form issues which were the principal reasons for the previous application's rejection.
CH/2016/1817/FA The Firs, Burtons Lane, Little Chalfont, HP8 4BL	Replacement dwelling and detached double garage	No Objection
CH/2016/1805/FA Croft Farm, Burtons Lane, Little Chalfont, HP8 4BA	Increase roof ridge height to create two storey dwelling and single storey rear extension	Although in principle the changes made to the approved application CH/2014/1695/FA are in themselves objectionable, the Parish Council continues to object to this overdevelopment of the site which is on the Green Belt and in AONB.
CH/2016/1809/FA Rosemount, Burtons Lane, Little Chalfont, HP8 4BN	Two storey side extension, first floor rear extension and conversion of garage to habitable accommodation (amendment to permission CH/2016/0785/FA)	No Objection
CH/2016/1854/FA Rowood Farm, Burtons Lane, Little Chalfont, HP8 4BA	Demolition of existing farm buildings, removal of hard standing an erection of two detached dwellings.	The Parish Council objects. It considers that approval of the application CH/2014/0396/FA was at the limit of an acceptable development on the Green Belt and that the now proposed two dwelling development would constitute inappropriate development of the site. If CDC disregards this recommendation and grants approval, the Parish Council requests that such approval is conditional on appropriate action to control the danger of the shared access issue to/from Burtons Lane

		where the speed limit is 60 mph. The issue already exists but would be exacerbated if there was additional traffic from another residence.
CH/2016/1840/FA 108 Westwood Drive, Little Chalfont, HP6 6RR	Single storey front/side/rear extension, widening of existing dropped kerb and associated hardstanding	No Objection
CH/2016/1913/VRC Honeywood, 51 Chenies Avenue, Little Chalfont, HP6 6PW	Application for variation of condition 2 of planning permission CH/2015/0707/FA	No Objection
CH/2016/1871/FA Spennythorne, Cokes Lane, Little Chalfont, HP8 4UD	Conversion of garage into habitable accommodation, single storey side and rear extension and first floor rear extension	No Objection

7. **Decisions of Chiltern District Council's Planning Committee:** The schedule, which had been circulated in advance of the meeting, was received and the content noted.
8. **Appeal notices and decisions:** None
9. **Licensing applications:** None
10. **Any Other Business** i) Old Golf Course Site: JTP Architects had requested a site meeting with Councillors to discuss its proposals for the site. After discussion, it was decided to decline the invitation until the current district council review of the Green Belt is concluded. ii) Amersham Common: On behalf of the owner of a site in Chalfont Common, a third party had requested a meeting to discuss potential development plans for the site. After discussion, it was agreed to defer a decision on the nature of the Parish Council's response until the next Parish Council meeting and after liaison with Amersham Town Council with whom it was understood the third party had already had a meeting about this land.
11. **Date of next meeting:** 22nd November 2016 at Little Chalfont Village hall, Cokes Lane, Little Chalfont, Buck at 7.30pm.

Signed.....

Date.....