

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

Tuesday 9th August 2016 at 7.30 pm

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

In attendance: Mrs Natasha Meldrum (Parish Clerk).

Members of the public: Mr J Aberson and Mr P Burgess (until Item 6).

1. **Apologies for absence:** Cllr V Patel
2. **Approval of the minutes of the Planning Committee meeting held on Tuesday 19th July 2016:** Cllr Griffiths raised the issue if Little Enton, Cokes Lane was in the green belt. Cllr Parker confirmed he had checked and the property was not in the green belt. The minutes were approved as a correct record and were duly signed as such by the Chairman.
3. **Proposal to suspend standing orders enabling members of the public to speak:** Mr Burgess spoke with regard to application CH/2016/1289/TP Land at Brayfield Lane, (formerly known as the Donkey Field), Little Chalfont and distributed a map of the area and a photograph of the view of the oak tree. He confirmed there was a TPO on the oak tree. Mr Burgess highlighted the proximity of the oak tree to Loudhams, a listed building and said that the application contravened the conditions set out in the agreement to construct Harvard Grange. Due to the extent of the proposed crown reduction, the view from Loudhams and Mr Burgess' house would include one of the apartment blocks on the site. Mr Burgess had discussed the matter with Mr Musgrave, the Tree Officer at CDC, who was under the impression that the work would take place on the left hand side of the tree rather than the top. The reasons for the crown reduction were questioned. Mr Burgess stated that this was not included in the planning application. Mr Aberson spoke with regard to application CH/2016/1333/FA Charlecote, Long Walk, Little Chalfont. This property has a long planning history and Mr Aberson reported that the neighbours were in discussion with the applicant about the proposal and further options were being considered with regard to the plans. Mr Aberson highlighted that there were three issues of contention i.e. the width of the basement and its proximity to the boundary, the east and west wings not meeting the requirements of distance from the boundary and the encroachment of the dormer windows on the boundary requirements. Cllr Drew commented that the parish council were only permitted to examine the evidence in the current application.
4. **To receive declarations of interest :** Cllr Ingham is a neighbour of the applicant of CH/2016/1358/FA.
5. **Chairman to approve items of any other business:** i) Street furniture in front of Age UK on Nightingales Corner; (ii) Pucks Paigles, Burtons Lane.

6. To consider the following applications:

Application number and address	Summary of Proposed Works	LCPC Planning Committee Recommendation
CH/2016/1215/FA Belle Court, Bell Lane, Little Chalfont, HP7 9PE	Refurbishment of Belle Court to create an additional three flats, incorporating increased roof height pitches to mansard with three front four rear dormer windows to provide third floor habitable accommodation, additional staircase to rear, single storey front extension, triple height side extension, fenestration alterations, removal of garaging to provide additional parking, associated hardstanding landscaping	The parish council objects to this application on the grounds of inadequate parking facilities for the number of flats and overdevelopment of the site in general.
CH/2016/1219/FA 15 Birkett Way, Little Chalfont, HP8 4BH	First floor extension to bungalow to create two storey dwelling and single storey front and rear extensions	The parish council does not object to this application. However, the council supports the neighbour's request for obscured glass in the bathroom windows facing the neighbouring property.
CH/2016/1289/TP Land at Brayfield Lane, (formerly known as the Donkey Field), Little Chalfont, Bucks	Crown lifting and crown reduction of an oak tree protected by a Tree Preservation Order	The parish council objects to this application primarily because of its impact on the rural character of the setting of the listed buildings at Loudhams, the importance of which was acknowledged in Condition 27 of the approval notice for the Donkey Field development. In addition, the parish council notes that the application does not give any justifiable reason for the proposed crown reduction,

		requested so soon after the development of the site commenced.
CH/2016/1321/TP Moonraker Corner, Harewood Road, Little Chalfont, HP8 4UB	Crown reduction of an oak tree protected by a Tree Preservation Order	No comment. The parish council has no expertise in this area and is obliged to rely on the CDC Tree Officer being satisfied that the extent of the proposed crown reduction is justified.
CH/2016/1292/FA 64 Oakington Avenue, Little Chalfont, HP6 6SR	Part two storey rear extension, front infill porch extension, conversion of garage into habitable accommodation and fenestration alterations	No objection.
CH/2016/1297/FA Cherry Trees, Kenway Drive, Little Chalfont, HP7 9NN	Alterations and extension to existing bungalow to create a two storey dwelling	No objection.
CH/2016/1070/SA 52 Sandycroft Road, Little Chalfont, HP6 6QR	Application for a Certificate of Lawfulness for a proposed operation relating to the dropping of kerb to facilitate creation of a new vehicular access and associated hardstanding	No comment.
CH/2016/1354/FA 5 Lodge Lane, Little Chalfont, HP8 4AQ	Single storey rear extension	The parish council objects to this application. This property, which is in the green belt, has already been extended twice and this additional extension would represent further over-development of the site.
CH/2016/1368/FA 135 Chessfield Park, Little Chalfont, HP6 6RU	Single storey rear extension	No objection.

CH/2016/1365/FA Candletrees, Snells Lane, Little Chalfont, HP7 9QJ	First floor rear extension with Juliette balcony, roof lights to front single storey projection and fenestration alterations	No objection.
CH/2016/1333/FA Charlecote, Long Walk, Little Chalfont, HP8 4AN	Erection of dwelling with basement	The parish council considers that this latest application proposes a more acceptable design than previous applications relating to the property. However, the council is concerned about the lack of information about the proximity of the proposed development to the boundary of the site and about the width of the proposed basement. The parish council relies on CDC to enforce its policies on these aspects. In the event that the application is approved, the parish council would also rely on CDC to impose appropriate conditions on the development of the proposed basement (in particular) to reduce (if not remove) the potential impact of the development on the neighbouring properties.
CH/2016/1358/FA Brizlee, 3 Church Grove, Little Chalfont, Buckinghamshire, HP6 6SH	Single storey side and rear extensions	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:** It was noted that appeals had been allowed at Drum Grange, Nightingales Lane and at the former site of 178 White Lion Road.
9. **Licensing applications:** None
10. **Pollards Wood – tree felling:** Cllr Parker reported that the parish council had received notification of a consultation from the Forestry Commission of a Felling Licence application for Pollards Wood. As usual with tree applications the parish council has no specific expertise and therefore is unwilling to

make specific comments on the issue. The parish council will ask that Mr Musgrave, the Tree Officer at CDC, is able to satisfy himself that the extent of the felling is justified especially given that a degree of thinning took place previously. The parish council will also highlight to CDC that the majority of Pollards Wood is within the boundaries of Little Chalfont, rather than Chalfont St Giles.

11. **Section 106 meetings** Cllr Ingham reported that Andrew MacDougall, Senior Infrastructure Coordinator at BCC, wanted to involve town and parish councils more closely in identifying infrastructure needs which could be dealt with by Section 106 agreements. Cllrs, Roberts, Parker and Ingham had attended meetings held by Mr Macdougall to provide briefing on the subject. Where a development exceeds ten dwellings an agreement can be made under section 106 of the Town and Country Planning Act (1990) for the developer to pay for an appropriate infrastructure improvement directly related to the development. Cllr Parker had sent the contact at BCC some information regarding local infrastructure in Little Chalfont relating to the Local Plan, but had not yet received a response. It was also reported that the Community Infrastructure Levy (CIL) was also being introduced in some areas, although it has not yet been adopted by CDC. The CIL means that every developer with a site over a certain size pays a levy, the majority of which goes to planning authorities. 15% would be attributed to parish councils, rising to 25% if the area had a neighbourhood plan. Cllr Roberts suggested putting together a list of requirements in case the parish council were asked further about infrastructure issues. Cllr Ingham said that Mr MacDougall had offered to speak to parish councils, and Cllr Parker agreed to invite him to attend a future planning committee meeting to discuss local infrastructure needs.
12. **Any Other Business:** (i) Street furniture at Age UK, Nightingales Corner. Cllr Griffiths reported that there was an increasing amount of stock on a table outside the shop and also on the surrounding pavement. It was reported that area was part of the shop's land so the parish council was unable to object formally. However, given the work which has been undertaken recently to improve Nightingales Corner, Cllr Ingham and Cllr Roberts agreed to speak to the owners of the shop informally about the presentation of the stock outside.
(ii) Pucks Paigles, Burtons Lane. Cllr Parker reported that two residents had reported the delivery of building materials to the address and the possibility of unauthorised tree work taking place at the property. No planning permission was currently in place for that address. Cllr Parker will alert the planning authority about the information received and suggested that an investigation is made.
13. **Date of next meeting:** Tuesday 30th August 2016 at Little Chalfont Village Hall, Cokes Lane, Little Chalfont at 7.30pm.

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