

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

Tuesday 19th July 2016 at 7.30 pm

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

In attendance: Miss S Matthews (Assistant Clerk).

Members of the public: Mrs E Marshall and Mr P Burgess (both until Item 6).

1. **Apologies for absence:** Cllr J Walford
2. **Approval of the minutes of the Planning Committee meeting held on Wednesday 28th June 2016:** These 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:** Not applicable.
4. **To receive declarations of interest :** Cllr Parker's back garden backs on to Homestead, Burtons Lane, Little Chalfont.
5. **Chairman to approve items of any other business :** i) The banner above the Little Istanbul Restaurant
ii) Chenies Parade update, iii) street furniture.
6. **To consider the following applications::**

Application number and address	Summary of Proposed Works	LCPC Planning Committee Recommendation
CH/2016/1122/FA 14 Farm Close, Little Chalfont, HP6 6RH	Hip to gable end roof alternation, rear dormer window and front rooflights to facilitate loft conversion, demolition of garage and single storey side-rear extension	No Objection
CH/2016/1123/FA 4 Pollards Park House, Nightingales Lane, Little Chalfont, HP8 4SN	Single storey rear extension with raised deck and balustrade, single storey front extension, insertion of roof lights to front projection and fenestration alternations (Amendment to planning approval CH/2015/0320/FA)	No Objection

CH/2016/1124/HB 4 Pollards Park House, Nightingales Lane, Little Chalfont, HP8 4SN	Single storey rear extension with raised deck and balustrade, single storey front extension, insertion of roof lights to front projection and fenestration alterations, internal and external alterations (Amendment to Listed Building Consent CH/2015/0321/HB)	No Objection
CH/2016/1091/FA 35 Church Grove, Little Chalfont, HP6 6SJ	Two storey front/side/rear extension and removal of existing garage	The Parish Council objects to this planning application on the grounds of loss of privacy and significant loss of daylight for the immediate neighbour
CH/2016/1107/FA Little Enton, Cokes Lane, Little Chalfont, HP8 4TX	Replacement detached double garage/gym with ancillary accommodation above	The Parish Council does not object to this planning application, but requests that if approval is given, this should be conditional on the proposed substantial outbuilding not being used as separate residential accommodation
CH/2016/1063/EU 2 Marygold Walk, Little Chalfont, HP6 6QF	Application for a Certificate of Lawfulness for an existing operation relating to the retention of a rear extension	No Comment
CH/2016/1077/OA St Georges Church, White Lion Road, Little Chalfont, HP7 9LW	Hybird planning application comprising: i) application for full planning permission for single storey front, side and rear extensions, part single storey/part first floor side extension to church building, landscaping and vehicular access: and ii) application for outline planning permission for layout and means of access only for a residential development comprising of 5 house and 6 flats with all other matter reserved.	The Parish Council supports these planning applications in principle but continue to have concerns about the adequacy of parking provision for the proposed 6 flats at the rear of the site
CH/2016/1234/TP 7 The Hawthorns, Little Chalfont, HP8 4UJ	Pruning of branches of tree overhanging Nightingales Court – trees protected by a Tree Preservation Order	No Comment

<p>CH/2016/1062/FA Homestead, Burtons Lane, Little Chalfont, HP8 4BL</p>	<p>Installation of additional drive with associated change of use of land to residential (Retrospective)</p>	<p>The Parish Council objects to this application. There are no very special circumstances to warrant the damage to the Green Belt caused by this development. The Parish Council requests that notice is served to require the site to be returned to its state prior to the changes, made by the developer owners without planning permission but, it must be assumed, in the knowledge that permission is required for such development on Green Belt.</p>
<p>CH/2016/1127/FA Braeside, Burtons Lane, Little Chalfont, HP8 4BS</p>	<p>Replacement 2-storey dwelling with single storey elements incorporating open car port, store/workshop/utility room and swimming pool</p>	<p>The Parish Council objects to this application. The proposed design, materials to be used, and the proposed height of the development would be inconsistent with those of other residences in the immediate ERASC neighbourhood and would detract from the setting of the Grade 11 listed barn directly opposite side of Burtons Lane. The proposed 3.6 metre height of the walls of both proposed garage complex and the swimming pool complex and positioning close to each neighbour's boundary, would result in a visually intrusive development and a significant loss of daylight, particularly to the living accommodation of Little Warren.</p>

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 an appeal had been made to the Secretary of State in respect of Planning Application: CH/2016/0557/FA, Charlecote, Long Walk, Little Chalfont, HP8 4AN and that Planning Application: CH/2015/1270/FA: Land at Chenies Parade had been considered and approved at Chiltern District Council Planning Committee's meeting on 7th July 2016.
9. **Licensing applications:** None

10. **Proposed Waste Transfer Station at London Road East, Amersham, Bucks:** There was again no update to report, and it was agreed to remove this Item from future Planning Committee agenda until further information becomes available.
11. **Any Other Business:** i) It was reported that complaints had been received about a very large advertising banner on the front wall above the restaurant 'Little Istanbul'. After discussion, Cllr Parker volunteered to speak to the owner and ask for the banner to be removed.
- ii) Cllr Parker reported that he and representatives of the LCCA had had a meeting with the owner of the land adjacent to Chenies Parade and the developer. Cllr Parker advised that the development work is expected to start in August or September and to take 14 to 15 months to complete. He has been reassured by the extent of the prior consideration of the logistics for the development and of the importance given to keeping the site and the adjacent roads as clean as possible throughout the project. Further assurances had been given of a further meeting, with the site manager, in the near future and that the Parish Council will have the opportunity to see and comment on a draft of the construction management plan before it is submitted to Chiltern District Council.
- iii) Further concerns were reported about the extent of the street furniture at Chenies Parade, especially 'Filippetos', and the charity shop at Nightingales Corner Cllr Parker advised that, in response to his recent enquiry, Chiltern District Council had confirmed that only two premises on the Parade have applied for planning permission for street furniture but that Bucks County Council has yet to respond to a question about licensing. Cllr Parker agreed to report back when full responses had been received.
12. **Date of next meeting:** Tuesday 9th August 2016 at Little Chalfont Village Hall, Cokes Lane, Little Chalfont at 7.30pm.

Signed.....

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