

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

Tuesday 22nd November 2016 at 7.30 pm

Present: Cllr M Parker (Chairman), Cllr I Griffiths, Cllr V Patel, Cllr C Ingham, Cllr J Walford, and Cllr B Drew.

In attendance: Sallie Matthews (Assistant Parish Clerk)

Members of the public: None

1. **Apologies for absence:** Cllr G Roberts, Cllr D Rafferty and Cllr M Davis
2. **Approval of the minutes of the Planning Committee meeting held on Tuesday 1st November 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) Chenies Parade, ii) New Community centre, iii) Infrastructure list, iv) Preferred Options – Leaflets, v) Preferred Options - Volunteers.
6. **To consider the following applications:**

Application number and address	Summary of Proposed Works	LCPC Planning Committee Recommendation
CH/2016/1938/FA 5 Charsley Close, Little Chalfont, HP6 6QQ	Change of use from single dwelling to two separate residential units (Utilising extension built under application CH/2014/0575/FA as a self contained flat).	The Parish Council objects to this application as there is inadequate parking and this could potentially cause traffic issues.
CH/2016/1984/FA Homestead, Burtons Lane, Little Chalfont, HP8 4BL	Demolition of existing barn, removal of concrete hard-standing and tennis court, erection of two dwellings and conversion of outbuildings to form garaging/storage	The Parish Council objects to this application which seeks to develop a site which the applicant accepts would be "inappropriate development " in the Green Belt, in fact on land whose currently lawful "agricultural use" is not disputed. Furthermore, the application fails to justify any "very special circumstances" which outweigh the harm to the Green Belt that the proposed new buildings would cause, so to comply with the NPPF and CDC policy the application

		<p>should be rejected.</p> <p>The Parish Council urges CDC to record its rejection of the claim made in the applicant's Planning Statement that "The principle of residential use on the site has been established with the recent grant of prior approval for the conversion of two agricultural barns." As the Case Officer has recorded in a subsequent application for this site, the proposed barn conversions were conditionally approved as "permitted developments" and because they would not fundamentally alter the form, scale and appearance of the agricultural buildings to be converted. In contrast to barn conversions, the current proposal for non-agricultural buildings would have a distinct urbanising effect on the site's rural character and would result in unwelcome urban encroachment into the Green Belt."</p>
<p>CH/2016/1994/FA 76 Amersham Road Little Chalfont, HP6 6SL</p>	<p>Single storey rear extension incorporating rear roof dormer, and provision of new front door dormer.</p>	<p>No Objection</p>
<p>CH/2016/2023/FA 15 Chessfield Park, Little Chalfont, HP6 6RU</p>	<p>Single Storey rear extension</p>	<p>The Parish Council objects to this application on the grounds of overdevelopment of the plot and the overbearing impact on the neighbours.</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:** None
9. **Licensing applications:** None

10. **Any Other Business:** Any Other Business i)Chenies Parade - Cllr Drew informed the Committee that he considered that the current building works at the eastern end of Chenies Parade are causing pedestrians and vehicles problems to the point of it being dangerous. The pavement is blocked off, forcing pedestrians to walk on the road and the barriers are inadequately secured. Also, deliveries to the site from large lorries have on at least two occasions blocked the A404 on which the lorries were parked. Cllr Parker agreed to inform the contractors of these concerns. ii) New Community Centre – Cllr Drew informed the Committee that he and other members of the Community Centre Committee had recently attended a constructive meeting at Chiltern District Council (CDC) and that a site meeting with CDC was planned for the following week. iii) Prior to the meeting Cllr Parker had circulated an indicative Parish Council infrastructure priority list that he had constructed on the basis of replies from Councillors to him to his questionnaire on their personal priority order for infrastructure issues in the village. It was agreed that Cllr Parker should forward the indicative list of priority issues to Andrew McDougall at Bucks County Council. iv) Preferred Options – Leaflets: Prior to the meeting Cllr Ingham had circulated a draft of a leaflet that has been prepared by the Coordination Group to be distributed at the Local Plan public meetings that are being held on Thursday 24th November 2016 and Saturday 26th November 2016. On behalf of the Parish Council, the Committee authorised Cllr Parker and Cllr Ingham to make any necessary minor changes to the draft before it went to print. v) Preferred Options – Volunteers: At the request of Cllr Parker, Councillors indicated which of the public meetings they expected to attend and whether or not they could help with any of the organisational aspects of the meetings.

11. **Date of next meeting:** 14th December 2016 at Little Chalfont Village hall, Cokes Lane, Little Chalfont, Bucks at 7.30pm. Cllr Parker gives his apologies for absence in advance, so Cllr Rafferty is to chair the meeting. (Parish Council meeting to follow at approximately 8.15pm)

Signed.....

Date.....