

Minutes of a Meeting of Little Chalfont Parish Council Planning Committee
Held at Little Chalfont Village Hall, Cokes Lane, Little Chalfont
Wednesday 4th September 2019 at 7.30pm

Present: Cllr M Parker (Chairman), Cllr B Drew, Cllr C Ingham, Cllr J Walford, Cllr V Patel, and Cllr D Rafferty
In attendance: Sallie Matthews (Assistant Parish Clerk)

Members of the public: Two residents who wished to remain anonymous.

1. **Apologies for absence:** Cllr Crowe, Cllr Griffiths and Cllr Alexander(PC) and Cllr Phillips (CDC)
2. **Approval of the minutes of the Planning Committee meeting held 7th August 2019:** Approved and signed.
3. **Suspension to standing orders enabling members of the public to speak:**
4. **To receive declarations of interest:** Cllr Drew resides near the site for planning application: PL/19/2770/VRC - Leenane, 22 Chenies Avenue, Little Chalfont, Bucks.
5. **Chairman to approve items of any other business:** None
6. **To consider the following applications:**

Application number and address	Summary of Proposed Works	LCPC Planning Committee Recommendation
PL/19/2492/FA Firswood, Burtons Way, Little Chalfont, HP8 4BP	Replacement dwelling	No objection
PL/19/1623/FA Corylus, Burtons Way, Little Chalfont, HP8 4BP	Replacement dwelling (Amended plans)	The Parish Council objects to this application on the grounds that, despite the minor changes made to the previous application, the proposed new design continues to be overbearing and would adversely affect the amenities of the neighbours and result in a loss of privacy. The Parish Council has particular concerns about the siting and bulk of proposed integral garage, which includes first floor accommodation, and shares the other concerns raised by neighbours on the increased height of the main house, the impact on

		the existing building line and the continuing inconsistencies in CGI representation submitted, and posted, as part of the application.
PL/19/2587/PNA3 68 Elizabeth Avenue, Little Chalfont, HP6 6QJ	Prior Notification under Class C of Part 3, schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015- changes of use from shop (Use Class A1) to restaurant and cafes (Use Class A3)	The Parish Council has no objection in principle to the proposed change of use, but notes the inconsistencies in the proposed opening hours in this application compared with this detail in the Licensing application (19/01536/LAPRE); In the Planning application the proposed opening hours are "from 10am to 14.30 and 17.30 to 22.00", but the Licensing application appears to be for 11am to 11pm hours for the serving and consumption of alcohol. Furthermore, although Use Class A3 relates to restaurants and cafes, and the proposed name "Dandelion Restaurant" suggests a primary objective of the consumption of food, the planning application refers to a cafe with a light-duty cooking hob and only a medium-duty extracting hood. This may suggest a primary objective of serving alcohol, which would be of concern to the Parish Council for this site in a dense residential area of the village. The Parish Council has already raised with CDC Licensing its concern about the proposed

		Licensing application and suggests that CDC Planning should review the adequacy of the proposed cooking and extraction facilities for the claimed proposed use.
PL/19/2599/FA Burtons Farm, Burtons Lane, Little Chalfont, Chalfont St Giles, Buckinghamshire, HP8 4BB	Alterations to existing ancillary accommodation: Single storey ground floor extensions to front and side; construction of dormer window; introduction of 2 No. windows; alterations to facade finishes; replacement of 3 No. windows with french doors; adjustments to structural opening of two windows; removal of gable end; height of previously approved chimneys adjusted.	No objection
PL/19/2326/TP Stonesfield, Burtons Lane, Little Chalfont, Chalfont St Giles, Buckinghamshire, HP8 4BL	Limb reduction of a cedar protected by a Tree Preservation Order	No comment
PL/19/2690/FA 21 Birkett Way, Little Chalfont, Chalfont St Giles, Buckinghamshire, HP8 4BH	Demolition of car port, single storey rear extension, first floor side extension (replacing existing attic room), and garage conversion. Alterations to windows on front elevation and the application of render/tiles to external walls.	No objection
PL/19/2770/VRC Leenane, 22 Chenies Avenue, Little Chalfont, Buckinghamshire, HP6 6PP	Variation of Condition 14 of planning permission PL/18/4815/VRC (Demolition of existing building and erection of 1 x 5 bedroom dwelling, 1 x 4 bedroom dwelling and 1 x 3 bedroom	No comment

	bungalow) to allow for additional ground floor windows.	
PL/19/2570/FA 29 Pavilion Way, Little Chalfont, Buckinghamshire, HP6 6PZ	Rear and side roof dormers and roof lights	No objection
PL/19/2810/FA Swinton, 144 White Lion Road, Little Chalfont, Buckinghamshire, HP7 9NQ,	Two storey rear extension	No objection
PL/19/2740/SA Chiltern Lea, 166 Elizabeth Avenue, Little Chalfont, Buckinghamshire, HP6 6RS	Certificate of lawfulness for proposed: Conversion of garage to habitable space with change of garage door to window and removal of side door	No comment
PL/19/2858/PNE Lusty Glaze, 95 Elizabeth Avenue, Little Chalfont, Buckinghamshire, HP6 6RS	Notification under The Town and Country Planning (General Permitted Development) Order 2015, Part 1 of Schedule 2 Class A 4 for: Single storey rear extension (depth from rear wall 6.0m, maximum height 3.7m, eaves height 2.8m)	Although the Parish Council notes the PNE nature of the application on which we leave it to the District Council to rule, the Parish Council supports the neighbours's concerns about the overbearing nature of the proposed development and its impact on the neighbour's amenities.
PL/19/2870/PNE Lusty Glaze, 95 Elizabeth Avenue, Little Chalfont, Buckinghamshire, HP6 6RS	Notification under The Town and Country Planning (General Permitted Development) Order 2015, Part 1 of Schedule 2 Class A 4 for: Single storey rear extension (depth from rear wall 5.7m, maximum height 3.7m, eaves height 2.8m)	Although the Parish Council notes the PNE nature of the application on which we leave it to the District Council to rule, the Parish Council supports the neighbours's concerns about the overbearing nature of the proposed development and its impact on the neighbour's amenities.

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:** Licensing Application for Dandelion Restaurant at 68 Elizabeth Avenue, Little Chalfont, HP6 6QJ – 19/01536/LAPRE – The Committee noted the inconsistency in the statements of the hours of sale and consumption of alcohol as set out the Planning and Licensing applications. It also considered that since the site is a in a dense residential area, with residences understood to be retained immediately above the proposed development, the consumption of alcohol on the premises should not extend beyond 8pm, at the latest. Cllr Parker agreed to contact ICDC Licensing on these issues.
- 10. **Any Other Business:** None
- 11. **Date of next meeting:** 2nd October 2019 at Little Chalfont Village Hall, Cokes Lane, Little Chalfont, Bucks at 7.30pm

Signed.....

Date.....