

Minutes of a Meeting of Little Chalfont Parish Council Planning Committee
Held at Little Chalfont Village Hall, Cokes Lane, Little Chalfont
Wednesday 10 April 2019 at 7.00pm

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

In attendance: Natasha Meldrum (Parish Clerk)

Members of the public: None.

1. **Apologies for absence:** Cllr M Crowe, Cllr D Rafferty and District Councillor Cllr C Jackson.
2. **Approval of the minutes of the Planning Committee meeting held 13 March 2019:** Approved and signed.
3. **Suspension to standing orders enabling members of the public to speak:** Not Applicable
4. **To receive declarations of interest:** None
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/19/0625/FA Kendalmead, Burtons Lane, Little Chalfont, HP8 4BA	Part two storey/part ground floor/part first floor front extension, part two storey/part single storey side and rear extension, conversion of garage to habitable accommodation and front porch	No objection
PL/19/0725/TP Madara, Nightingales Lane, Chalfont St Giles, HP8 4SN	Works to trees in accordance with a submitted schedule - trees protected by a Tree Preservation Order	No comment
PL/19/0705/FA Bendrose House East, White Lion Road, Little Chalfont, Amersham, HP7 9LJ	Erection of two 3-bedroom dwellings with associated parking and amenity space. Erection of new brick wall and relocation of existing access gate and brick piers. Access to be obtained from the existing private drive	The Parish Council objects to this application as it is viewed as an inappropriate development within the Green Belt. In the event Chiltern District Council should grant permission for this application, the Parish Council suggests that approval is made conditional

		on the installation of a properly made, and adequately wide, road between the site and the junction with White Lion Road, consistent with advice received from the Highways Authority for a previous application for the site.
PL/19/0507/AV Sugar Loaf Inn (The Metropolitan), Chalfont Station Road, Little Chalfont, HP7 9PN	Erection of illuminated and non-illuminated signs to the exterior of the building	No objection
PL/19/0703/FA Orchard End, Harewood Road, Little Chalfont, HP8 4UA	New Garage linked to the existing house incorporating new roof to existing accommodation and roof to new garage incorporating habitable accommodation within the roof space.	No objection
PL/19/0897/VRC City Gate Chalfont Showroom, Chalfont Station Road, Little Chalfont, HP7 9PN	Variation of condition 9 of planning application CH/2017/2090/FA (Demolition and redevelopment of site to provide a part four storey, part three storey building comprising 2 Use Class B1/A1 office/retail units and 10 flats with cycle store, associated parking and landscaping, and alterations to existing vehicular access) to allow for amended plans	The Parish Council does not consider that the proposal is a minor amendment to the plans approved under CH/2017/2090/FA and continues to object to the proposals. The Parish Council retains its concerns about the safety of the access and egress proposals, being so close to the pedestrian crossing, and considers the design of the proposed building, including its flat roof, to be out of keeping with the street scene,

		<p>particularly now that the development of the adjacent development (CH/2017/1832/FA) is complete. In addition, the now proposed fourth storey apartment would be unacceptably overbearing and adversely impact on the privacy of the residents at The Sheiling, Village Way.</p>
<p>PL/19/0987/FA Land To The East Of Lodge Lane, Little Chalfont Buckinghamshire</p>	<p>Change of use of agricultural land to dog walking/activity area</p>	<p>It is noted that this site is not in the Little Chalfont parish, but that activity on this site would affect residents of Little Chalfont parish living in and near Lodge Lane. Little Chalfont Parish Council objects to the application for a 'change of use'. The activity proposed, and already begun without permission, is inappropriate in the Green Belt and AONB, causing noise and pollution which harms the amenity of local residents.</p>
<p>PL/19/0694/FA Marcholme, New Road, Little Chalfont, HP8 4AG</p>	<p>Single storey side extension</p>	<p>The Parish Council acknowledges that the property is part of a row of dwellings in the Green Belt but does not object to the application.</p>
<p>PL/19/1067/PNE 45 Westwood Drive, Little Chalfont, Amersham,</p>	<p>Notification under The Town and Country Planning (General Permitted</p>	<p>The Parish Council does not usually comment on PNE applications, but in this case</p>

Buckinghamshire HP6 6RW	Development) Order 2015, Part 1 of Schedule 2 Class A 4 for single storey rear extension; depth extending from original rear wall 6m, maximum height 3m, eaves height 3m	wishes to record an objection on the grounds of the overbearing nature of the design and its impact on the amenities of the neighbouring property.
-------------------------	--	--

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 information about the following planning application CH/2018/0537/SA relating to 84 Amersham Road had been received. The appeal had been dismissed.
9. **Licensing:** It was noted a licensing application had been received relating to 19/00544/LAPRE: The Sugar Loaf (The Metropolitan), Chalfont Station Road, Little Chalfont, HP7 9PN. After discussion of the proposals and the corresponding licensing hours in other similar village establishments, it was agreed the Parish Council would submit the following comment. The Parish Council objects to the proposed licensing hours on the grounds of preventing a public nuisance. This establishment is in the village centre and early morning opening or very early morning closing could disturb many local residents in the neighbourhood. The Parish Council considers that the licensing hours should be consistent with similar establishments in the village, and suggests 8am opening (but 9am on Sundays) and closing at 12.30am (Friday, Saturday, bank holidays and Christmas Eve), 12 midnight (Monday to Thursday) and 11pm (Sunday).
10. **Meeting Dates:** It was noted that the planning committee dates for the remainder of 2019 had been issued from Chiltern District Council. The change in the district council's cycle of dates would make it not possible to hold the majority of the parish council planning meetings over the remainder of the year in the village hall on the usual Tuesday evenings, because of existing regular bookings on those days. Furthermore, the accommodation in the hall was considered to be more suitable than that in the community library for members of the public who attend, and wish to participate, in meetings. Therefore, it was agreed that, where necessary for this reason, planning committee meetings would be held on Wednesdays, not Tuesdays, in the relevant months, so the vast majority of meetings could be held in the hall. The clerk agreed to circulate a correspondingly revised schedule of meeting dates for 2019. It was also agreed that the scheduled date of the December meeting would be brought forward from 31 December to 18 December and that the committee's recommendations for any applications received between 18 and 31 December would be resolved by email.
11. **Any Other Business:** None.
12. **Date of next meeting:** 14 May 2019 at Little Chalfont Community Library, Cokes Lane, Little Chalfont, Bucks at 7.30pm.

Signed.....

Date.....