

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

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

In attendance: Sallie Matthews (Assistant Parish Clerk)

Members of the public: None.

1. **Apologies for absence:** Cllr D Phillips (CDC)
2. **Approval of the minutes of the Planning Committee meeting held 12th June 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:** (i) 1 Oakington Avenue
6. **To consider the following applications:**

Application number and address	Summary of Proposed Works	LCPC Planning Committee Recommendation
PL/19/1892/VRC Rowood Farm Lodge, Rowood Farm, Burtons Lane, Little Chalfont, HP8 4BA	Variation of condition 5 of planning permission CH/2018/0069/FA (redevelopment of site to include demolition of existing derelict grooms housing and barn, erection of two storey dwelling with associated entrance gates, hardstanding and separate access roadway to rear of site, erection of close board fencing and underground heat pump, retention and conversion of stables to include a garage, plant room and equipments store) to allow retention of the dormer window	No Objection
PL/19/1935/TP 21 Birkett Way, Little Chalfont, HP8 4BH	Oak quercus robur (T12) – crown reduction by 25%, Beech fagus sylvatica (T2) – crown reduction by 25%, beech fagus sylvatica (T3) – crown reduction by 25%	No Comment

	install 1 bird box, 1 bat box,. All trees protected by a Tree preservation order	
PL/19/2003/TP 2 The Hawthorns, Little Chalfont, HP8 4UJ	Works to trees as per schedule (CDC TPO/1995/006), Reasons for work – Health and Safety and tree management	No Comment
PL/19/1995/OA Shortmead, Village Way, Little Chalfont, HP7 9PU	Outline Planning permission for demolition of dwelling and erection of 2 detached dwellings with formation of additional vehicular access	The Parish Council does not object to the principle of the two properties being developed on the site, but objects to the bulk and height of the proposed dwellings, which would be overbearing and out of character with the street scene.
PL/19/2016/FA 27 Cavendish Close, Little Chalfont, HP6 6QD	Single storey rear extension to existing dwelling, two storey side extension to create a new attached dwelling and vehicular access	No Objection
PL/19/1924/FA Charlecote, Long Walk, Little Chalfont, HP8 4AN	Front access gate and boundary fence	The Parish Council does not object to the proposed access gate and fence, but considers that the plans should have made reference to the current position of the street lamp post and any proposed relocation. The Parish Council has responsibility for the maintenance of this lamp post and would require the applicant to accept responsibility for, and meet the cost of, any necessary relocation.
PL/19/2068/FA 45 Westwood Drive, Little Chalfont, HP6 6RW	Single storey rear/side and front extension and loft conversion incorporating rear dormer window and rooflights	No Objection
PL/19/2041/FA	Single storey front extension	No Objection

Spring Park, Village Way, Little Chalfont, HP7 9PX	and alterations to windows and doors to side/rear elevations (amendment to planning permission CH/1074/FA)	
PL/19/2023/FA Maytrees, Harewood Road, Little Chalfont, HP8 4UA	Dormer window to side, additional window to ground floor side elevation and changes to existing ground floor windows	No Objection
PL/19/1987/FA Upton House, Cokes Lane, Little Chalfont, HP8 4TX	Two storey side, first floor side extension	No Objection
PL/19/1933/SA Highfield, 99 Elizabeth Avenue, Little Chalfont, HP6 6RS	Certificate of Lawfulness for proposed front porch and garage conversion	No Comment
PL/19/2143/PNE Lusty Glaze, 95 Elizabeth Avenue, Little Chalfont, 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 extending from existing rear wall 6.0m maximum height 3.7m eaves height 2.8m)	No Comment
PL/19/1568/FA 55 Oakington Avenue, Little Chalfont, HP6 6SX	Demolition of existing garage and conservatory, two storey side, single storey rear, front porch extensions, incorporating rear balcony. Increasing the roof height to facilitate hip to gable extensions.	The Parish Council objects. The amendments proposed to the plan do not materially reduce the harm to the amenity of neighbours, and to the street scene, relative to the previous proposal. The proposed extension, including the new upper storey, would be out of proportion to the scale of the present house, and out of keeping with the street scene which consists, to the west, of bungalows, some with limited roof conversions

		that preserve an overbearing appearance to the neighbour at number 53. We accept that the reduction in size of the rear balcony slightly reduces the extent of the new overlooking, although it does not remove it.
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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 the planning applications CH/2017/2197/FA and PL/18/2186/FA both relating to the 1 Oakington Avenue, Little Chalfont, HP6 6SY had appeals dismissed
9. **Licensing:** None
10. **Little Istanbul:** Cllr Parker reported to the committee that he had been informed by a CDC Enforcement officer that they had visited the premises regarding a planning issue and found that the new owners had not commissioned the required reports. This omission will be followed up and the Parish Council will be informed of any actions taken.
11. **Any Other Business:** (i) 1 Oakington Avenue: Cllr Parker informed the committee that a highways license had been issued in error by BCC and has now been revoked. It is understood that BCC has advised the developers that the dropped kerb and proposed vehicle access must not be used and that the highway must be returned to its original condition
12. **Date of next meeting:** 7th August 2019 at Little Chalfont Village Hall, Cokes Lane, Little Chalfont, Bucks at 7.30pm

Signed.....

Date.....