

Minutes of a Meeting of Little Chalfont Parish Council Planning Committee
Held via Zoom
Wednesday 29th July 2020 at 10am

In Attendance: Cllr C Ingham (Chairman) Cllr M Parker, Cllr M Crowe, Cllr B Drew, Cllr I Griffith, Cllr V Patel, Cllr J Walford, Cllr D Alexander and Cllr D Rafferty.

Present: S A Matthews (Assistant Parish Clerk)

Members of the public: None

1. **Apologies for absence:** None
2. **Approval of the minutes of the Planning Committee meeting held 1st July 2020:** 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
<p>PL/20/1310/FA Upwood, Lodge Lane, Little Chalfont, Buckinghamshire, HP8 4AQ</p>	<p>Demolition of existing garage and store. part single part two storey side extension, part single/part two storey rear and side extension and loft conversion including front and rear dormers and front rooflight. Changes to windows and doors and render of external walls.</p>	<p>Little Chalfont Parish Council considered this application at our meeting on 3 June and made no objection. Since then, the neighbour has submitted a new comment, dated 6 July. Among other points he states that (i) there would be loss of light to one of his ground floor windows, and (ii) that the plans show that the eaves and gutters of the two-storey right-side extension would overhang the boundary. The parish council notes that there are several two-storey houses in this part of the road which create some overshadowing of neighbours' ground-floor windows, but recommends that the LPA should check points (i) and (ii) in particular before making a decision on the application.</p>

PL/20/1814/FA 23 Elizabeth Avenue, Little Chalfont, Amersham, Buckinghamshire, HP6 6QG	New vehicular access and associated hardstanding with low edging walls	No objection
PL/20/1933/VRC Dormans, Burtons Lane, Little Chalfont, Chalfont St Giles, Buckinghamshire, HP8 4B	Variation of condition 17 of planning permission PL/19/1143/FA (Demolition of existing dwelling and erection of replacement dwelling with basement. Erection of new detached garage and changes to vehicular access) to allow changes to windows, doors and garage design and addition of chimney. Submission of details relating to conditions 2 and 3 of PL/19/1143/FA	No objection
PL/20/2025/FA 12 Cavendish Close, Little Chalfont, Amersham, Buckinghamshire, HP6 6QD	Single storey rear extension.	No objection
PL/20/034/TP 16 Birkett Way, Little Chalfont, Chalfont St Giles, Buckinghamshire, HP8 4BH	Tree works according to schedule (CDC 1967/039)	No comment
PL/20/1780/FA 6 Cavendish Close, Little Chalfont, Amersham, Buckinghamshire, HP6 6QD	Vehicular access, including dropped kerb, gravel driveway and 1.2 metre high fence	No objection
PL/20/2086/FA 32 Loudhams Road, Little Chalfont, Amersham, Buckinghamshire, HP7 9NX	Part single/part two storey side and rear extensions, raising of roof ridge height to allow for loft accommodation, porch, additional windows to front and side elevations and external render.	Little Chalfont Parish Council is concerned that, according to the Block Plan provided with the application, the proposed development would extend to the rear beyond the neighbouring houses to a distance which could overbear on their rear elevations.
PL/20/2100/VRC	Variation of condition 7 of planning permission	Little Chalfont Parish Council objects. The proposed

<p>Doggetts Wood, Nightingales Lane, Little Chalfont, Chalfont St Giles, Buckinghamshire, HP8 4SR</p>	<p>PL/20/0026/FA (Demolition of existing dwelling and erection of new dwelling and garage) to allow repositioning of dwelling and garage, erection of single storey link between dwelling and garage and amendments to design. Approval of details reserved by conditions 2, 3 and 5</p>	<p>garage/accommodation and the newly proposed block (almost the same height as the two-storey garage) linking it to the main house would overbear on the front of the neighbouring house, Heatherwood.</p>
<p>PL/20/2302/TP 11 and 16 The Hawthorns, Little Chalfont, Buckinghamshire, HP8 4UJ</p>	<p>Yew - cut back overhanging branches to boundary (TPO CDC 68/045, 95/006</p>	<p>No comment</p>
<p>PL/20/2018/FA The Sheiling, Nightingales Lane, Chalfont St Giles, Buckinghamshire, HP8 4SL</p>	<p>Demolition of 2 separate stable buildings and development of a garage, with workshop over and amendments to the garage courtyard</p>	<p>No objection</p>
<p>PL/20/2079/VRC 12 Westwood Close, Little Chalfont, Buckinghamshire, HP6 6RP</p>	<p>Variation of condition 5 of planning permission PL/20/0758/FA (Part two storey, part single storey side and front extension, single storey rear extension, loft conversion with rear dormer and roof lights to front and side elevations.) to allow for the removal of the restrictions to the rear dormer windows.</p>	<p>Little Chalfont Parish Council considers that if the overlooking of neighbours provided by the proposed clear dormer windows would be no worse than the overlooking of the applicant's property provided by existing dormers of similar height, with clear windows, in neighbouring houses, the VRC application may deserve permission. However, if overlooking of the skylight at number 11 would be serious, either the existing planning condition should remain, or the proposed dormer should be moved to a satisfactory distance from the skylight.</p>

<p>PL/20/1771/FA 1 The Burrows Lodge Lane Little Chalfont Buckinghamshire HP8 4AX</p>	<p>Proposed change of use of land for the provision of 2 no. Gypsy/Traveller pitches comprising the siting of 2 mobile homes, 2 touring caravans, and the erection of 2 dayrooms.</p>	<p>Little Chalfont Parish Council objects. The proposal would be inappropriate development in the green belt and AONB, without any very special circumstances to justify development.</p>
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- 7. **Decisions of Buckinghamshire Council 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 appeal against the decision on planning application PL/19/2433/OA – 3 Oakington Avenue, Little Chalfont, HP6 6SY had been refused.
- 9. **Licensing:** None
- 10. **Planning Applications for Large development near Chorleywood:** The Committee discussed planning applications 20/0882/OUT and 20/0898/OUT made to Three Rivers District Council for a development of 800 or 300 homes on green belt / AONB land east of Green Street, and agreed to send an objection as follows: "Little Chalfont Parish Council, although not a standard consultee, objects strongly to both the above applications and requests Three Rivers District Council to take the following reasons into account. Residents in Little Chalfont already suffer unacceptable congestion and pollution from the A404 which passes directly through the village centre and shopping area. This harm would be increased if a large housing development is permitted near the A404 in Chorleywood, as residents there would use the road to travel to points west including the M40. Increased congestion in Chorleywood, especially at the Dog Kennel Lane junction and at the M25 Junction, would also materially harm the amenity of Little Chalfont residents. Little Chalfont Parish Council strongly supports the case made by the Chiltern Society in their objection, and objects particularly to the proposed destruction of green belt and AONB.
- 11. **Any Other:** None
- 12. **Date of next meeting:** Wednesday 26th August 2020 at 7.30 via Zoom (Councillors made the decision to change the time of the meeting to the evening as per pre-lockdown)

Signature.....

Date.....