

**Minutes of a Meeting of Little Chalfont Parish Council Planning Committee**  
**Held at Little Chalfont Village Hall, Cokes Lane, Little Chalfont**  
**Wednesday 21<sup>st</sup> December 2022 at 7.30pm**

**Members present:** Cllr C Holmes (Chairman), Cllr C Ingham, Cllr V Patel, Cllr B Gallagher, Cllr M Crowe, Cllr J Walford, Cllr D Silverstone, Cllr D Nussbaum.

**In attendance:** S Butcher (Assistant Parish Clerk)

**Members of the public:** None

1. **Apologies for absence:** These were received from Cllr N Henry-Ames (Parish Councillor).
2. **Approval of the minutes of the Planning Committee meeting held 30<sup>th</sup> November 2022:** The minutes were approved, and signed by the chairman.
3. **Suspension to standing orders enabling members of the public to speak:** None
4. **To receive declarations of interest:** Cllr M Crowe, neighbour of 44 Westwood Drive.
5. **Chairman to approve items of any other business:** None
6. **To consider the following applications:**

<b>Application number and address</b>	<b>Summary of proposed work</b>	<b>LCPC Planning Committee Recommendation</b>
<b>PL/22/3528/FA</b> 68 Elizabeth Avenue, Little Chalfont, Buckinghamshire, HP6 6QJ	Single storey rear extension	No objection.
<b>PL/22/3974/FA</b> 1 Pollards Park House, Nightingales Lane, Little Chalfont, Buckinghamshire, HP8 4SN	Removal of 5 outbuildings and erection of single storey detached outbuilding	The parish council objects because the application contains no figures for the height of the existing outbuildings, therefore it is not possible to judge the effect of the increased height of the proposed building in the Green Belt and AONB. The purpose of the proposed building is not stated, so the parish council is unable to comment with regard to policies GB13 and GB15.
<b>PL/22/3975/HB</b> 1 Pollards Park House, Nightingales Lane, Little Chalfont, Buckinghamshire, HP8 4SN	Listed building consent for removal of 5 outbuildings and erection of single storey detached outbuilding	No comment.
<b>PL/22/3963/FA</b> 44 Westwood Drive, Little Chalfont, Buckinghamshire, HP6 6RJ	Single storey rear/side extension with the conversion of existing garage to living space	No objection.
<b>PL/22/4062/FA</b> Garages Adjacent To Belle Court, Bell Lane, Little Chalfont, Buckinghamshire, HP7 9PE,	Replacement triple garage	No objection.

<b>PL/22/4000/FA</b> Charnwood , Snells Lane, Little Chalfont, Buckinghamshire, HP7 9QJ	Demolition of existing garage and erection of new detached front garage and part two storey/part first floor rear and front extensions, single storey front and side extensions, raising of roof height including 2 rear dormer windows and 4 side roof lights to create loft room, conversion of attached garage to living space and changes to windows and doors, solar panels on the south east elevation (Amendment to Approved Planning Permission - Ref: PL/22/3168/FA)	No objection.
<b>PL/22/4051/FA</b> Challens Green, Cokes Lane, Chalfont St Giles, Buckinghamshire, HP8 4TG	Addition of 2 front dormer windows (part retrospective)	No objection.
<b>PL/22/4036/FA</b> Ashdown, Lodge Lane, Little Chalfont, Buckinghamshire, HP8 4AQ	Demolition of existing garage and carport, raising overall height of property to create a new first floor, ground floor rear infill extension and open porch extension.	No objection, providing that any new overlooking of south facing windows at Little Croft is dealt with by obscured glass.
<b>PL/22/4022/VRC</b> Charlecote, Long Walk, Little Chalfont, Buckinghamshire, HP8 4AN	Variation of condition 4 (Approved plans) of planning permission PL/21/3804/FA (Single storey rear extension) to allow for changes to size and appearance of extension.	In line with the parish council's comments on application PL/21/3804/FA, the parish council is concerned that the proposed wider glass extension adjacent to and overlooking the rear patio of The Lodge would harm the privacy of the neighbour and cause significant light pollution affecting his property.
<b>PL/22/4094/FA</b> Marazion , Cokes Lane, Chalfont St Giles, Buckinghamshire, HP8 4TA	Conversion of existing detached double garage to living space, insertion of roof window and external alterations to windows and doors, with an additional side elevation window	The parish council objects on the basis that the proposed alterations would result in the development of a self-contained separate dwelling unit that resembles a detached chalet bungalow, possibly in contravention of GB 13. In the event that the application is approved, the parish council requests that obscure glass is installed in the new windows to be installed on the side elevation and roof adjacent to the neighbouring property to the southwest for preservation of neighbour privacy.
<b>PL/22/4098/FA</b> High Meadow , Cokes Lane, Chalfont St Giles, Buckinghamshire, HP8 4TA	Part two storey / part first floor side extension, single storey rear extension, 1 front and 3 rear rooflights, proposed loft conversion including 1 front and 3 rear dormers, 3 front and 1 rear rooflights,	The parish council objects due to the significant increase in built form in the Green Belt.

	changes to doors and windows, rear terrace with balustrade and steps	
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- 7. Decisions of Buckinghamshire Council's Planning Committee:** These had been circulated and were noted.
- 8. Appeal notices and decisions:** PL/21/0082/TP has gone to appeal. Refer to Item 10 for the update on PL/21/4632/OA.
- 9. Licensing:** None
- 10. Update on PL/21/4632/OA Lodge Lane/Burtons Lane planning appeal.** Cllr Ingham reported that the public inquiry had closed on 20 December. He would circulate a report on PC/LCCA participation. The Inspector's decision was expected early in 2023. The PC/LCCA had tabled a bid for a contribution under s.106, in the event that the appeal is allowed, of not less than £1m from the appellant towards the cost of a new community centre at the Cokes Lane site. This proposal will be considered by the appellant and Bucks Council before they finalise contingency provisions under s.106 on 6 January. Cllr Gallagher will produce the possible terms of an s106 arrangement for funding towards the community centre, which could be offered to the appellant and to Bucks Council for consideration. Cllr C Holmes quoted on behalf of the meeting to Cllr C Ingham "We are forever in your debt, thank you so much, for all your hard work on this."
- 11. Any other business:** None
- 12. Date of next meeting:** Wednesday 25<sup>th</sup> January 2023 at 7.30pm at Little Chalfont Village Hall.

Signature.....

Date:.....