

**Minutes of a Meeting of Little Chalfont Parish Council Planning Committee  
Held at Little Chalfont Village Hall, Cokes Lane, Little Chalfont  
Wednesday 19<sup>th</sup> April 2023 at 7.30pm**

**Members present:** Cllr C Holmes (Chairman), Cllr V Patel, Cllr C Ingham, Cllr M Crowe, Cllr B Gallagher, Cllr N Henry-Ames, Cllr D Nussbaum

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

**Members of the public:** None.

1. **Apologies for absence:** These were received from Cllr J Walford (Parish Councillor).
2. **Approval of the minutes of the Planning Committee meeting held 22<sup>nd</sup> March 2023:** 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:** None.
5. **Chairman to approve items of any other business:** Local Plan for Bucks and for Local Transport Plan Visions and Objectives Consultation.
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/23/0844/FA 24 Loudhams Road, Little Chalfont, Buckinghamshire, HP7 9NY</b>	Single storey front porch extension, two storey side extension, single storey rear extension and part first floor rear extension	The parish council objects for the following reasons. The proposed extension now includes a gable end that is closer to the adjacent property boundary and now not in keeping with the neighbourhood – the parish council would prefer either a hip roof for the proposed extension or a gable roof as per the previously approved plan. The proposed ground floor extension now extends beyond the rear building line of the adjoining property and should be reduced to align with the adjoining property. The plans appear to show complete paving of the front garden for parking which is not consistent with neighbouring properties that have maintained some form of garden when driveways have been extended.
<b>PL/23/0861/FA 8 Marygold Walk, Little Chalfont, Buckinghamshire, HP6 6QF</b>	Two storey side, part two, part single storey rear and single storey front porch extensions.	The parish council objects as the drawings do not show any dimensions so it is not possible to determine the size of the proposed extension. Further, the proposed extension would be sizeable and not in keeping with the neighbourhood.
<b>PL/23/0893/FA</b>	Demolition of existing dwelling and garage, and its replacement of a new dwelling with integral garage	No objection

<b>The Bynn, Village Way, Little Chalfont, Buckinghamshire, HP7 9PU,</b>		
<b>PL/23/0897/FA 36 Beechwood Close, Little Chalfont, Buckinghamshire, HP6 6QX</b>	Part single/part two storey rear/side extension, porch and loft conversion with front and rear dormer windows	The parish council objects due to significant increase in both footprint and build volume and detrimental impact on the street scene.
<b>PL/23/0880/SA 94 St Nicholas Close Little Chalfont Buckinghamshire HP7 9NP</b>	Certificate of lawfulness for proposed installation of air source heat pump.	No comment
<b>PL/23/0898/FA 6 Clayton Walk, Little Chalfont, Buckinghamshire, HP7 9NT</b>	Erection of single storey rear extension, relocation of front entrance door and insertion of new first floor rear window.	No objection
<b>PL/22/1980/FA Bourbon Court, Nightingales Corner, Little Chalfont, Buckinghamshire, HP7 9QS,</b>	Demolition of existing office block and redevelopment of site with the erection of a four storey building comprising seven apartments and a two storey building comprising two apartments. Associated parking, bike storage and amenity space	<p>The parish council objects. The size of the development should be reduced to allow 2 parking spaces per flat as advised by Buckinghamshire Countywide Parking Guidance. The parish council does not accept the argument in the highways authority's letter of 19 October that the displacement effect of the present office staff is relevant. The needs of residents, who own cars and need somewhere to keep them, are different to those of office staff, who can choose to travel to work on public transport.</p> <p>The development should be reduced to the six flats in block A approved in PL/19/1112/PNO. Block B should be removed from the application and the space used to increase parking to provide 2 spaces for each of the six flats. Planning objections to Block B have also been noted from the neighbours.</p> <p>The proposal that waste be collected from the pavement in Burtons Lane is unacceptable. In Little Chalfont bins need to be left out for at least 24 hours because of the irregular collection times. This would mean (for nine flats) at least eighteen bins left on the pavement immediately outside two restaurants, a hairdresser's, and a fashion store, with harmful environmental and possibly commercial consequences.</p> <p>The parish council requests that this application be called in to the planning</p>

		<p>committee if the officers' recommendation is for permission.</p> <p><b>Superseded 25<sup>th</sup> April 2023</b></p> <p><b>Corrected comment by Little Chalfont Parish Council Planning Committee, 24 April 2022. Please ensure that this comment is used in the case officer's report, not the earlier version sent on 20 April.</b></p> <p>The parish council objects. The size of the development should be reduced to allow 2 parking spaces per flat as advised by Buckinghamshire Countywide Parking Guidance. The parish council does not accept the argument in the highways authority's letter of 19 October that the displacement effect of the present office staff is relevant. The needs of residents, who own cars and need somewhere to keep them, are different to those of office staff, who can choose to travel to work on public transport.</p> <p>The development should be reduced to the six flats in block A approved in PL/19/1112/PNO. Block B should be removed from the application and the space used to increase parking to provide 2 spaces for each of the six flats. Planning objections to Block B have also been noted from the neighbours.</p> <p>The proposal that waste be collected from the pavement in Burtons Lane is unacceptable. This could mean that several of the large shared bins from the bin store would be left on the pavement, awaiting collection, immediately outside two restaurants, a hairdresser's, and a fashion store, with harmful environmental and possibly commercial consequences. It is not clear from the documentation who would move these bins from the store to the pavement, and when.</p> <p>The parish council requests that this application be called in to the planning committee if the officers' recommendation is for permission.</p>
--	--	---

<p><b>PL/23/0983/FA</b>  <b>1 Oakington Avenue, Little Chalfont, Buckinghamshire, HP6 6SY,</b></p>	<p>Permanent vehicular access onto Amersham Road</p>	<p>The Parish Council objects.</p> <p>Because of the many hazards on this busy section of the A404, a Strategic Inter-Urban Highway, there are no vehicular crossovers on to the A404 for individual dwellings between Church Grove and the village centre. This safety feature should be maintained. The slowing and turning of vehicles associated with the use of the proposed access would lead to conflict and interference with the free flow of traffic on the highway, as would parking of delivery vehicles – for which no arrangements are proposed in the application.</p> <p>The crossover proposed is almost directly opposite the dangerous and heavily used junction leading to Chalfont Avenue and the railway station. On 7 December 1996 a fatal accident occurred under the nearby railway bridge. A speed camera was installed near the application site because of the dangers on this section of the A404. The plan now proposed would have a severe detrimental impact on highway safety, and would harm the amenity of pedestrians for whom the pavement provides the only route from the village centre to large housing areas eastwards and the primary school in Oakington Avenue.</p> <p>Risks to pedestrian and cycle safety have increased since 8 March 2023 (after the most recent safety audit was completed in February) when appeal APP/X0415/W/22/3303868 was allowed permitting the construction of 480 dwellings and public facilities on land across the railway from the application site. The development includes a new foot/cycle bridge across the railway, carrying a path leading to the A404 at the junction with Oakington Avenue, providing the only viable foot/cycle route to the village centre from the eastern part of the development. The access to the A 404 will be a few yards uphill from the application site, meaning that pedestrians and cyclists heading for the village centre</p>
--	--	--

		<p>will need to pass the application crossover.</p> <p>Although it is stated in the Design and Access Statement that all the highways risks listed on pages 4 and 5 of the Statement were assessed in the stage 1 and 2 RSAs, neither those RSA's, nor RSA 3 give reasons why the great majority of those risks were considered not to be "highway safety matters", as claimed on page 5 of the Statement.</p> <p>In PL/18/3984/FA the applicant received permission for the house and an alternative access, onto Oakington Avenue, agreed by the LPA.</p>
<p><b>PL/23/0975/FA</b>  <b>32 Loudhams Road Little</b>  <b>Chalfont Buckinghamshire HP7</b>  <b>9NX</b></p>	<p>Part two, part single storey rear including Juliet balconies, part two storey, part first floor side and front porch extensions, new pitched roof, loft conversion with rear dormers, roof lights to front and side elevations, gable ended wall to front and rear elevation, alterations to windows and doors, an additional window to the side elevation and garage conversion to living space</p>	<p>The parish council objects as the proposed drawings are misleading. The current proposal implies that building height will be lower than that of a previously approved scheme (presumably under PL/20/2086/FA for which conditional permission was provided in late 2020). The proposed front elevation drawing under PL/20/2086/FA indicates a build height of 8.3 meters. Although dimensions are not stated on the proposed front elevation drawing under the current application, the build height appears to be slightly higher at an estimated 8.35 meters and the "height of the previously approved scheme" appears to be higher again at an estimated 8.85 meters.</p>

7. **Decisions of Buckinghamshire Council's Planning Committee:** These had been circulated and were noted.
8. **Appeal notices and decisions:** PL/22/2282/FA has gone to appeal. PL22/2481/PAHAS has gone to appeal.
9. **Licensing:** None
10. **Acknowledgement of thanks to Councillor C Ingham:** The planning chairman thanked Councillor Chris Ingham, who is standing down from the parish council, for his long and meritorious service to the planning committee and wished him well for the future. Everybody attending the meeting also thanked Councillor Chris Ingham.
11. **Consequences of allowance of the appeal on PL/21/4632/OA, Land between Lodge Lane and Burtons Lane:** It was noted that Bucks Council had informed the PC/ LCCA Coordination Group that, having taken legal advice, the Council would not be seeking judicial review of the appeal decision. It was agreed that the PC would work with the LCCA to prepare for the next stage, which was likely to be a planning application for 'reserved matters', requiring a response on behalf of the community.
12. **Any other business:** It was noted that Bucks Council had circulated a further survey questionnaire, for response by individuals and community organisations, seeking comments on 'Draft Visions and Objectives' for the forthcoming Buckinghamshire Local Plan and for Local Transport Plan 5. The deadline for replies is 4 June. It was agreed that Cllr Ingham would provide to the chairman some suggestions for a draft response.
13. **Date of next meeting:** Wednesday 24<sup>th</sup> May 2023 at 7.30pm at Little Chalfont Village Hall.

**Signature**.....

**Date**.....