

**Minutes of a Meeting of Little Chalfont Parish Council Planning Committee
Held at Little Chalfont Village Hall, Cokes Lane, Little Chalfont
Wednesday 21st June 2023 at 7.30pm**

Members present: Cllr C Holmes (Chairman), Cllr D Nussbaum, Cllr J Walford, Cllr B Gallagher, Cllr N Henry-Ames,

In attendance: S Butcher (Assistant Parish Clerk)

Members of the public: Three

1. **Apologies for absence:** These were received from Cllr V Patel (Parish Councillor).
2. **Approval of the minutes of the Planning Committee meeting held 24th May 2023:** The minutes were approved, and signed by the chairman.
3. **Suspension to standing orders enabling members of the public to speak:** A member of the family for application PL/23/1695/FA attended and kindly answered questions from the committee. One member of the public spoke, regarding the planning application at 12, Oakington Avenue (PL/23/1775/FA).
4. **To receive declarations of interest:** Cllr C Holmes is an acquaintance, of the owner at J's Cottage, Cokes Lane, Chalfont St Giles, Buckinghamshire, HP8 4TX.
5. **Chairman to approve items of any other business:** 1 Oakington Avenue Little Chalfont Bucks.
6. **To consider the following applications:**

Application number and address	Summary of proposed work	LCPC Planning Committee Recommendation
PL/23/1550/FA 60 Westwood Drive, Little Chalfont, Buckinghamshire, HP6 6RN	Porch extension, demolition of existing garage and construction of new garage/outbuilding.	No objection.
PL/23/1548/SA 60 Westwood Drive, Little Chalfont, Buckinghamshire, HP6 6RN	Certificate of lawfulness for proposed loft conversion with large rear dormer and 2 front rooflights, demolition of existing garage and construction of new garage outbuilding.	No comment. However the parish council requests the LPA to consider neighbour privacy concerns created by the proposed second floor Juliet balcony.
PL/23/1551/SA 182 Amersham Way, Little Chalfont, Buckinghamshire, HP6 6SF	Certificate of lawfulness for proposed single storey side extension and side dormer.	No comment.
PL/23/1547/FA 25 Birkett Way, Little Chalfont, Buckinghamshire, HP8 4BH	Demolition of garage and associated first floor accommodation, erection of two storey front and side extension, single storey rear extension, infill to existing front canopy, variation to provide gable to existing front elevation bedroom and porch and three rear dormer extensions to facilitate living accommodation.	For the most part the parish council has no objection to this application. However the parish council objects to the proposed dormer windows and requests that the approved plans are retained.

<p>PL/23/1553/SA Little Acre, Finch Lane, Little Chalfont, Buckinghamshire, HP7 9ND,</p>	<p>Certificate of Lawfulness for proposed erection of single-storey rear and side extensions.</p>	<p>No comment. However the parish council notes that the proposed scheme would represent a near doubling of footprint and built form within the Green Belt that, if approved, would be inappropriate development.</p>
<p>PL/23/1573/FA 2 The Larches, Little Chalfont, Buckinghamshire, HP6 6YH</p>	<p>Erection of an occasional use garden room at the end of my garden split in 3 areas consisting of a gym, shed and games room.</p>	<p>The parish council objects as the proposed garden room has a maximum height of 2.8m which exceeds the 2.5m limit for garden rooms located within 2m of a site boundary.</p>
<p>PL/23/1687/FA Challens Green, Cokes Lane, Chalfont St Giles, Buckinghamshire, HP8 4TG,</p>	<p>Erection of a front porch extension and relocation of front door.</p>	<p>No objection.</p>
<p>PL/23/1646/FA Belstone, Church Grove, Little Chalfont, Buckinghamshire, HP6 6SH,</p>	<p>Remodelling of bungalow to provide two storey accommodation comprising first floor extension over part of the existing building footprint, a single storey rear infill extension, garage conversion and internal alterations. External works to include a covered bin storage area, electric gates, new hard landscaping/terrace to the rear garden, photovoltaic roof panels and heat pump.</p>	<p>The parish council objects due to the proximity of the two-storey part of the proposed building to the public highway which would be detrimental to the existing street scene and the access issues highlighted by the Highways Agency.</p>
<p>PL/23/1768/TP 6 The Hawthorns, Little Chalfont, Buckinghamshire, HP8 4UJ</p>	<p>T2 - Silver Birch which has significantly decayed and of which only approximately 1/3 is still alive, proposed to remove tree to ground level as it is a safety risk (large branches have been dropping from the tree). T1 and T4 - Yew Tree and T3 - Holly Tree - Lifting of the trees by removing the lower limbs and branches up to 2.5 meters - Branches to be pruned back to thin out the canopy by approximately 25% - This will allow for more natural light to pass beneath the canopy - These trees are in good general condition and exhibit a fast growth rate. The trees are tolerant of the type of work proposed and they are unlikely to suffer any detrimental effects. The trees currently appear healthy with no obvious signs of weakness or pathogens at the time of inspection - The work will achieve good shape and form and will help the trees fit better in the</p>	<p>No comment.</p>

	rear garden of the property. (CDC TPO/1995/006)	
PL/23/1729/FA 87 Chessfield Park, Little Chalfont, Buckinghamshire, HP6 6RX	Single storey rear and side extension with part pitch roof and flat roof with roof window, extension to existing side dormer and removal of chimney.	No Objection.
PL/23/1816/FA Lawnswood, Cokes Lane, Little Chalfont, Buckinghamshire, HP8 4UD,	Demolition of existing conservatory and single storey side structure. Erection of two storey side and single storey rear extensions, changes to windows, doors and porch.	No Objection.
PL/23/1775/FA 12 Oakington Avenue, Little Chalfont, Buckinghamshire, HP6 6SY	Demolition of existing garage, single storey side and rear wraparound extension with front porch and 2 x roof lights to rear extension	The parish council objects as the rear extension extends beyond the rear building line of neighbouring properties. The parish council also requests that the LPA considers the impact of the proximity of the proposed extended built form along the boundary with No. 10 to the east, particularly with respect to potential overhang, foundation design and construction and rainwater evacuation.
PL/23/1695/FA Iffley, Loudhams Wood Lane, Little Chalfont, Buckinghamshire, HP8 4AP,	Demolition of existing house and erection of a replacement detached house and attached garage with access off Loudhams Wood Lane.	The parish council has no objection to the main dwelling but does object to the proposed garage at the front of the property which would not be consistent with other properties along the road and would therefore be detrimental to the street scene.
PL/23/1699/FA J's Cottage, Cokes Lane, Chalfont St Giles, Buckinghamshire, HP8 4TX,	Single storey rear extension.	No Objection.
PL/23/1715/FA 8 Cavendish Close, Little Chalfont, Buckinghamshire, HP6 6QD	Single storey rear and side extension and first floor side extension	No Objection.
PL/23/1837/FA 5 Linnet Avenue, Little Chalfont, Buckinghamshire, HP6 6FR	Single storey rear extension and garage conversion to living space	No Objection.
PL/23/1770/SA 12 Oakington Avenue, Little Chalfont, Buckinghamshire, HP6 6SY	Certificate of lawfulness for proposed erection of rear and side facing dormers to the existing bungalow with additional roof light on side elevation roof slope	No objection. However, the parish council draws attention to neighbour concerns regarding the proposed Juliet balconies on the first floor.

- 7. **Decisions of Buckinghamshire Council’s Planning Committee:** These had been circulated and were noted.
- 8. **Appeal notices and decisions:** PL/23/1361 156 Elizabeth Avenue Little Chalfont Buckinghamshire HP6 6RG will be considered by the East Area Planning Committee at its meeting, starting at 6.30pm on 27 June 2023. The Committee will be held in public in the Council Chamber, King George V House, Amersham HP6 5AW.
- 9. **Licensing:** None
- 10. **Any other business:** It was noted that areas on both sides of the temporary entrance erected to the A404 from 1 Oakington Avenue had been cleared of overgrown hedging and shrubs. The parish council undertook to monitor activity around the temporary entrance in light of successive applications in recent years for a permanent access onto the A404 that have all been refused permission and had appeals dismissed.
- 11. **Date of next meeting:** Wednesday 19th July 2023 at 7.30pm at Little Chalfont Village Hall.

Signature.....
Date:.....