

**Minutes of a Meeting of Little Chalfont Parish Council Planning Committee  
Held at Little Chalfont Village Hall, Cokes Lane, Little Chalfont  
Wednesday 22<sup>nd</sup> March 2023 at 7.30pm**

**Members present:** Cllr C Holmes (Chairman), Cllr C Ingham, Cllr B Gallagher, Cllr J Walford, 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 M Crowe and Cllr V Patel (Parish Councillor's).
2. **Approval of the minutes of the Planning Committee meeting held 22<sup>nd</sup> February 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.
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/23/0443/TP</b> 16 The Hawthorns, Little Chalfont, Buckinghamshire, HP8 4UJ	Oak - crown reduce by 30%. (TPO CDC 68/045, 95/006)	No comment.
<b>PL/23/0479/FA</b> 28 Beechwood Close, Little Chalfont, Buckinghamshire, HP6 6QX	Single storey rear and side and front extensions, garage conversion to study and some changes to windows	No objection although the Parish Council requests the LPA to consider the objection raised by the owner of the neighbouring property.
<b>PL/23/0592/TP</b> Hollyfield, Park Grove, Little Chalfont, Buckinghamshire, HP8 4BG	T1 beech - crown reduction by 2.5m, remove lower limb. (TPO/2001/003 and TPO/1999/007)	No comment.
<b>PL/23/0648/FA</b> Hillside, Cokes Lane, Chalfont St Giles, Buckinghamshire, HP8 4TA	Two storey side/front and rear and single storey side extensions	The Parish Council objects due to excessive increase in built form in the Green Belt.
<b>PL/22/1980/FA</b> Bourbon Court, Nightingales Corner, Little Chalfont, Buckinghamshire, HP7 9QS	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	The parish council considers that the size of the development should be reduced to allow 2 parking spaces per flat as required 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>The parish council also objects to the proposal to oblige residents to move their refuse bins a long distance from the bin store onto Burtons Lane for collection. This breaches part H6 section 1.8, Siting, of the Building Regulations which states that Containers should be within 25m of the waste collection point specified by the waste collection authority.</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/22/2920/FA</b>  <b>174 White Lion Road, Little Chalfont, Buckinghamshire, HP7 9NL</b></p>	<p>Demolition of existing dwelling and erection of 3 residential dwellings, with associated parking, relocated access and landscaping</p>	<p>The parish council objects. The proposals would overcrowd this small plot, overbear on and reduce light to the neighbours on both sides, and produce a more cramped and built-up appearance on the edge of the Green Belt than is given by the present single house. This part of the road is characterised by detached houses more spacious, and set in larger plots and gardens, than the 3 semi-detached houses now proposed. The development would harm the street scene.</p> <p>The parish council also supports the objection by the highways authority in their letter of 13 September 2022 with regard to parking space and likely displacement parking on the main road outside the house.</p>
<p><b>PL/23/0188/VRC</b>  <b>Pine Trees, Burtons Lane, Little Chalfont, Buckinghamshire, HP8 4BN</b></p>	<p>Variation of condition 14 (approved plans) of planning permission PL/22/0566/DE (Approval of reserved matters following outline approval PL/20/3798/OA - Demolition of a detached house and erection of two detached houses and associated garage with access off Burtons Lane (matters to be considered: access, appearance, scale and layout)) to allow changes to design of both houses and front gates, and erection of carport to House 2 (part retrospective)</p>	<p>No comment.</p>
<p><b>PL/23/0739/FA</b>  <b>34 Sandycroft Road, Little Chalfont, Buckinghamshire, HP6 6QP</b></p>	<p>Single storey front and side extension</p>	<p>No objection.</p>

<b>PL/23/0747/FA</b> <b>16 St Nicholas Close, Little</b> <b>Chalfont, Buckinghamshire, HP7</b> <b>9NW</b>	Single storey rear extension and garage conversion to office/study	No objection.
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- 7. Decisions of Buckinghamshire Council's Planning Committee:** These had been circulated and were noted.
- 8. Appeal notices and decisions:** Cllr. Ingham reported that it was not yet known whether Buckinghamshire Council would ask for a judicial review of the appeal inspector's decision to grant planning application PL/21/4632/OA, Land between Lodge Lane and Burtons Lane.
- 9. Licensing:** None
- 10. Any other business:** Local Plan for Bucks was discussed Cllr C Holmes , Cllr C Ingham and the LCCA are finishing formulating a response to this.
- 11. Date of next meeting:** Wednesday 19<sup>th</sup> April 2023 at 7.30pm at Little Chalfont Village Hall.

**Signature**.....

**Date**.....