

**Minutes of a Meeting of Little Chalfont Parish Council Planning Committee  
Held at Little Chalfont Village Hall, Cokes Lane, Little Chalfont  
Wednesday 28<sup>th</sup> February 2024 at 7.30pm**

**Members present:** Cllr C Holmes (Chairman), Cllr D Nussbaum (Vice-Chairman), Cllr J Walford, Cllr N Henry-Ames, Cllr V Davies.

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

**Members of the public:** One Member of the public present.

1. **Apologies for absence:** These were received from Cllr B Gallagher and Cllr K Murali (Parish Councillor's).
2. **Approval of the minutes of the Planning Committee meeting held 31<sup>st</sup> January 2024:** The minutes were approved, and signed by the chairman.
3. **Suspension to standing orders enabling members of the public to speak:** One member of the public spoke, regarding the planning application at PL/24/0250/FA Oaklands, Garden Reach, Little Chalfont, Buckinghamshire, HP8 4BE.
4. **To receive declarations of interest:** None.
5. **Chairman to approve items of any other business:** (i) Glendower Cokes Lane, Little Chalfont, Bucks, (ii) 1 Oakington Avenue Enforcement update (iii) Roughwood Lane Feasibility Study
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/24/0201/FA</b> 39 Birkett Way, Little Chalfont, Buckinghamshire, HP8 4BJ	Part two storey, part single storey rear extension and front dormer window	No objection.
<b>PL/24/0203/FA</b> Latimer Lodge, Burtons Lane, Little Chalfont, Buckinghamshire, HP8 4BS,	New garage proposed to front drive area	The parish council does not object to the principle of a garage being constructed in front of the property but does object to it being a two-storey building as it would not be consistent the similar type structures located on adjacent plots.
<b>PL/24/0210/TP</b> Farthings, Burtons Lane, Little Chalfont, Buckinghamshire, HP8 4BL	T1 beech - remove upper section of tree to just below cavity leaving main trunk (TPO/1986/003)	No comment.
<b>PL/24/0206/FA</b> 39 Westwood Drive, Little Chalfont, Buckinghamshire, HP6 6RN	Single storey side/rear infill extension with pitch roof to match existing extension with roof lanterns, conversion of garage to habitable space with amendments to roof and roof lights, front extension with pitch roof.	No objection.
<b>PL/24/0238/FA</b> Lawnswood, Cokes Lane, Little Chalfont, Buckinghamshire, HP8 4UD	Alterations to existing garage to allow for a room in the roof above including two front and two rear dormers	No objection in principle but the parish council notes that there are no dimensions on the drawings that make it difficult to determine size although it is noted that there appears to be no change to building footprint.

<b>PL/24/0239/FA</b> <b>4 Cumberland Close, Little Chalfont, Buckinghamshire, HP7 9NH</b>	Garage conversion to living space	No objection.
<b>PL/24/0250/FA</b> <b>Oaklands, Garden Reach, Little Chalfont, Buckinghamshire, HP8 4BE,</b>	The construction of two new first floor extensions and the replacement of a flat roof canopy with a pitched roof above the front door.	No objection but the parish council asks that neighbour objections No objection but the parish council asks that neighbour objections are considered.
<b>PL/24/0271/PAPCR</b> <b>Bourbon Court, Nightingales Corner, Little Chalfont, Buckinghamshire, HP7 9QS,</b>	Prior Notification under Class MA of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 - Change of use of Class E unit to 7 dwellings (Use Class C3)	No comment.
<b>PL/24/0347/HB</b> <b>Snells Farm Cottage, Snells Lane, Little Chalfont, Buckinghamshire, HP7 9QN,</b>	Listed building consent for demolition of existing cottage (curtilage listed) and erection of replacement three-bed dwelling	No comment.
<b>PL/24/0394/FA</b> <b>Iffley, Loudhams Wood Lane, Little Chalfont, Buckinghamshire, HP8 4AP,</b>	Demolition of a detached house and erection of a detached house associated 2 parking spaces with access off Loudhams Wood Lane	No objection.
<b>PL/24/0147/FA</b> <b>Baytree Cottage, Lodge Lane, Little Chalfont, Buckinghamshire, HP8 4AJ,</b>	Alterations to the existing outbuilding to living accommodation ancillary to main dwelling (retrospective)	The parish council objects as Prior Approval (PL/21/0845/PNAD) for change of use was refused in 2021 and the building work was started and completed in early 2022, i.e. more than two years ago.

**7. Decisions of Buckinghamshire Council's Planning Committee:** These had been circulated and were noted.

**8. Appeal notices and decisions:** None.

**9. Licensing:** None.

**10. Update on former golf course outline planning application:** Cllr. Holmes advised that he had been in contact with the new owners of the former golf course site, the Hill Group, to set up an introductory meeting and to extend an invitation to speak at the parish council AGM. The Hill Group were keen to meet with the parish council (meeting date to be agreed) and accepted the invitation to speak at the AGM.

**11. Any other business:** (i) **Glendower Cokes Lane, Little Chalfont, Bucks:** Hedge moved towards the road, safety concern –the assistant parish clerk informed the councillors that this is with Enforcement at Bucks Council.  
(ii) **1 Oakington Avenue:** Councillor Nussbaum enquired whether there was further information about Bucks Council bringing to an end the temporary access which it had granted from the main road into the garden of 1 Oakington Avenue for the removal of spoil. Councillor Holmes and other Committee members agreed that this should be followed up again with Bucks Council.

(iii) **Roughwood Lane Feasibility Study:** The Parish Clerk had circulated a paper relating to Roughwood Lane for information; Committee members noted its content, and that the matter would be mentioned at the next meeting of the Parish Council.

**12. Date of next meeting:** Wednesday 27<sup>th</sup> March 2024 at 7.30pm at Little Chalfont Village Hall.

**Signature**.....

**Date:**.....