

# CHALFONT ST PETER PARISH COUNCIL

Councillors are hereby summoned to a meeting of the **AMENITIES & PLANNING COMMITTEE** to be held on Monday 23<sup>rd</sup> August 2021 at 7.00pm in the Council Offices, Gravel Hill, Chalfont St Peter, Bucks, SL9 9QX.



Please **DO NOT** attend if you or anyone in your household has had COVID-19 symptoms in the last 7 days. The main symptoms of COVID are –

- A high temperature – this means you feel hot to the touch on your chest or back (you do not need to measure your temperature)
- A new, continuous cough – this means coughing a lot for more than an hour, or 3 or more coughing episodes in 24 hours.
- A loss of change to your sense of smell or taste – this means you have noticed you cannot smell or taste anything, or things smell or taste different to normal.

This meeting follows Covid-secure rules.

All participants will be socially distanced at 2m apart, requested to use hand sanitiser when entering and leaving the building, doors and windows will be open and masks are mandatory when entering and leaving the building but optional once seated.

Chairman issues Instructions regarding Emergency Fire Exits in the event of Fire.

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## AGENDA

Participants: Cllr Smith (Chair), Cllr Bennett, Cllr Dale, Cllr Jha, Cllr North, Cllr Ryan, Cllr Shinner, Cllr Vladar & Cllr Wells

109.Public Participation

110.Apologies

111.Declaration of Interests

112.To approve Minutes of meeting held on Monday 2<sup>nd</sup> August 2021.

**113.To review action points:**

99. MSA M25 Public Inquiry details to be sent to A&P Committee per email. **Action AS completed** (see item 126)

Cllr North will request to speak and also request Troy to speak. **Action Cllr North**

Liaise with Clerk re. two EOM to submit budget for Planning consultant Troy fees for approval. **Action Cllr Shinner completed**

100. Send letter supporting the concerns raised in 13<sup>th</sup> July letter to Cllr Tett including Local Plan being changed without Parish Council consultation. **Action Cllr Smith and AS** (see item 127)

104. License PL/21/00618/LAPRE/ Premises License / Open for Consultation/ Vinny and Ted SL9 9QQ on PL/21/2508/FA 63 St Peters Court to be discussed next A&P Committee to be held on the 23<sup>rd</sup> August 2021. An extension to be requested on comments on planning if needed. **Action AS completed** – to receive any update (see item 132)

108. e) Three Rivers Local Plan consultation closure prior to next A&P Committee. Members to send comments to Cllr Smith who will collate comments. **Action A&P committee members completed** (see item 128)

**108. d)** Banners in The Greyhound Inn (listed building) and on bridge railings over A413 **Action Cllr Shinner** to follow up (see item 129)

**114. Enforcement:**

EN/20/0525 - 3A Market Place – to receive any update

EN/20/0558 - Field behind Epilepsy Centre – to receive any update

**115. Appeals Made:** None

**115. Appeals Decided:** None

**117. Called in (new):** None

**Called in (ongoing):** None

118. To discuss Invitations to speak at East Buckinghamshire Council Planning Committee:  
**Tuesday 24<sup>th</sup> August 2021 at 6:30pm**

**119. Planning applications with different outcomes to the Parish:**

Planning Application	Address	PC Comments	BC Decision
PL/21/2590/PNR	25 Rickmansworth Lane Chalfont St Peter SL9 0NA	No objections	Prior Approval refused
PL/21/2309/FA	Lindens Bull Lane Chalfont St Peter SL9 8RU	Support objector in pointing out issue of number of rear dormers. Raise question whether it is dominating and overlooking.	Conditional Permission
PL/21/2177/FA	Sanna, Milton Avenue, Chalfont St Peter SL9 8QN	Concern raised over lack of off-street parking.	Conditional permission

**120. New Planning:**

#	Planning Application	Address	Application Details	
1.	PL/19/2260/OA	Land Between Junctions 16 and 17 Of The M25 Near Chalfont St Peter Buckinghamshire	Outline Application, accompanied by an Environmental Statement, for the erection of a Motorway Service Area with all matters reserved with the exception of access from the M25, comprising a facilities building, fuel filling station, electric vehicle charging, up to 100 bedroom hotel, service yard, parking facilities, vehicle circulation, landscaping, woodland and amenity spaces, Sustainable Drainage	NP Policy – H7

In accordance with the Openness of Local Government Bodies Regulations Act 2014, all non-confidential supporting documentation is available to view from the Parish Council Offices

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			<p>Systems (SuDS)/attenuation, pedestrian and cycle links, retaining structures and associated mitigation, infrastructure and earthworks/enabling works.</p> <p>Appeal in progress, Planning Inspectorate Public Inquiry starts 17<sup>th</sup> August for 17 days. Please see portal</p>	
2.	PL/21/2712/FA	<p>Land at Windmill Farm Bowstridge Lane <b>Chalfont St Giles</b> HP8 4RG</p>	<p>Creation of new vehicular access with entrance gate and associated hardstanding (reinstatement of permission CH/2011/0239/FA)</p> <p>Gate entrance is located in Chalfont St Peter.</p>	NP Policy – H7
3.	PL/21/2760/FA	<p>National Westminster Bank Plc St Peters Court 65 - 67 High Street Chalfont St Peter SL9 9QQ</p>	<p>Change of use of unit 65 to beauty clinic (a sui generis use) and changes to windows and doors</p> <p><b>PL/21/2508/FA</b>   New shopfront to unit 63 St Peters Court (former Natwest Bank Units 63-67 being sub-divided into three independent retail units).</p>	NP Policy – H7
4.	PL/21/2865/FA	<p>Walnut Cottage 14 Latchmoor Grove Chalfont St Peter SL9 8LN</p>	<p>Erection of an attached front single garage</p> <p><b>PL/21/0254/FA</b>   Erection of a detached garage.</p> <p><b>PL/19/2150/ADJ</b>   Consultation from Chiltern District Council regarding part ground floor/part first floor front and rear extensions (CDC Ref: PL/19/2064/FA)</p> <p><b>PL/19/2064/FA</b>   Part ground floor/part first floor front and rear extensions</p>	NP Policy – H7
5.	PL/21/2911/FA	<p>5 The Broadway Market Place Chalfont St Peter SL9 9DX</p>	<p>Erection of demountable aluminium frame with retractable cover to front</p> <p>Please see portal</p>	NP Policy – H7
6.	PL/21/2917/FA	<p>Holmwood Grove Lane Chalfont St Peter SL9 9JU</p>	<p>Two storey rear extension, new roof over existing rear extension, changes to windows and doors and rendering of external walls</p> <p>No previous applications found</p>	NP Policy – H7
7.	PL/21/2926/FA	<p>St Swithins 26 Hill Rise Chalfont St Peter SL9 9BH</p>	<p>Remodelling of dwelling, part single/ part two storey front and side extension with gable, two storey rear extension, raising the roof height, relocation of front door and new porch and changes to windows and doors</p> <p>No previous applications found</p>	NP Policy – H7

8.	PL/21/2935/FA	Mlini 24 Deancroft Road Chalfont St Peter SL9 0HF	Single storey side/rear extension, 2 front dormer windows, 2 side rooflights, conversion of loft space and part of garage to living space	NP Policy – H7
9.	PL/21/2968/FA	7 Grove Lane Chalfont St Peter SL9 9LB	Loft conversion including rear dormer, installation of three front roof lights and removal of chimney (Retrospective)  Please see portal	NP Policy – H7
10.	PL/21/2992/FA	Porlock 14 Chesham Lane Chalfont St Peter SL9 0LJ	Demolition of existing dwelling and garage, erection of new dwelling and attached garage and extension of existing vehicular access, addition of two front dormers and additional rooflight at rear (amendment to planning permission PL/21/0204/FA)  <b>PL/21/0204/FA</b>   Demolition of existing dwelling and garage, erection of new dwelling and attached garage and extension of existing vehicular access.	NP Policy – H7
11.	PL/21/3011/FA	Timbers Chiltern Hill Chalfont St Peter SL9 9TY	Single storey side/front extension and conversion of existing store room to living space with the addition of two roof lights.  <b>CH/2017/1596/FA</b>   Part two storey, part first floor side rear extensions, enlargement of existing dormer window to side elevation	NP Policy – H7
12.	PL/21/3035/FA	86 Lovel Road Chalfont St Peter SL9 9NX	Two storey side and part two, part single storey rear extensions  No previous applications found	NP Policy – H7
13.	PL/21/3043/FA	Jaffna 33 Kingsway Chalfont St Peter SL9 8NX	Demolish existing outbuilding and erection of a new single storey outbuilding within the forecourt of the property  Please see portal	NP Policy – H7

#### 121. Planning Applications: Trees:

#	Planning Application	Address	Application Details
1.	PL/21/2952/KA	4 The Greenway Chalfont St Peter SL9 8LX	T1 Cherry - Reduce and reshape by approx. 1-2m, T2 Plum - Reduce and reshape by approx. 2.5m (Firs Estate Conservation Areas)  Please see portal
2.	PL/21/3047/KA	Land Rear Of Mulberry Court Gold Hill East Chalfont St Peter SL9 9DL	Sycamore T1 - Reduce by 50%, Hazel & Hawthorn - Reduce branches overhanging Highway and footpath, Firs & Sycamore on NE boundary (Conservation Areas: Gold Hill Common - Ch. St. Peter)

			No previous applications found
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**122. Miscellaneous Applications:** None

**123. New Applications not for comment, information only:**

#	Planning Application	Address	Application Details
1.	PL/21/2701/SA	52 Lovel Road Chalfont St Peter SL9 9NT	Certificate of lawfulness for proposed extension to existing vehicular access  CH/2014/1913/FA   First floor rear extension   52 Lovel Road Chalfont St Peter Buckinghamshire SL9 9NT
2.	PL/21/2767/SA	Wychwood 22 The Greenway Chalfont St Peter SL9 8LX	Certificate of Lawfulness for proposed conversion of garage to living space  Please see portal
3.	PL/21/2904/SA	Sunnyhurst 4 Highlands Close Chalfont St Peter SL9 0DR	2 x vehicular accesses  No previous applications found
4.	PL/21/2934/SA	Mlini 24 Deancroft Road Chalfont St Peter SL9 0HF	Certificate of lawfulness for proposed hip to gable roof extensions to both sides, rear dormer window, 2 front rooflights and conversion of loft and garage to living space
5.	PL/21/2962/PNO	Building 1 Chalfont Park Chalfont St Peter Bypass Chalfont St Peter SL9 0QB	Prior Notification under Class O of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 - Change of Use from office (Use Class B1(a)) to 50 residential units (Use Class C3)
6.	PL/21/3019/PNO	Buildings 2 and 3 Chalfont Park Chalfont St Peter Bypass Chalfont St Peter SL9 9QA	Prior Notification under Class O of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 - Change of Use from office (B1(a)) use to residential (C3) use to create 58 residential units
	PL/21/3048/NMA	8 Pond Lane Chalfont St Peter SL9 9HZ	Non material amendment to planning permission PL/21/1322/FA (Two storey side extension with an attached single storey garage/workshop to side/rear, part two, part single storey rear extension, loft conversion with rear dormer and a new front porch extension.) to allow for the addition of two front rooflights  PL/21/1322/FA   Two storey side extension with an attached single storey garage/workshop to side/rear, part two, part single storey rear extension, loft conversion with rear dormer and a new front porch extension.

**124. Amended Planning Applications:**

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#	Planning Application	Address	Application Details
	PL/21/1281/FA	Gold Hill Baptist Church Gold Hill East Chalfont St Peter SL9 9DG	Demolition of unlisted buildings in a conservation area including extensions to the rear and side of the church, two residential properties and outbuildings, conversion and alteration of the church to 6 flats, new side access ramp, erection of an apartment building comprising 6 flats, a terrace of 3 houses and 2 semi detached mews houses, parking, access and landscaping  <b>The plans reduce the number of houses fronting Austenwood Lane by 1. The design of the houses fronting Austenwood Lane has been changed to a more traditional form / detail in line with discussions with the Council's conservation officer. The remaining aspects of the scheme has not changed</b>  Please see portal
	PL/21/2104/FA	12 Scholars Walk Chalfont St Peter SL9 0EJ	Loft conversion with rear dormer window, 1 side, 2 rear and 2 front rooflights.  <b>Amended design and re-positioning of proposed rear dormer</b>  <b>PL/21/0792/SA</b>   Certificate of Lawfulness for proposed loft conversion with rear dormer and roof lights to the front and rear elevation.

125. To receive any updates on large and sensitive greenbelt applications still to be determined.  
i) Stampwell Farm

126. MSA M25:  
i) Receive any updates  
ii) Section 106 MSA

127. Discuss letter re. Planning in Buckinghamshire from the 13<sup>th</sup> July 2021 sent to Buckinghamshire Council.

128. Discuss Three Rivers Local Plan consultation response from Parish Council.

129. Discuss Banners on The Greyhound Inn (listed building) and on bridge railings over A413.

130. To receive update on PL/21/1400/FA | Change of use for first & second floors to Dental Practice (Use Class E(e)), single storey rear extension and changes to car parking area including the provision of a disabled ramp. | 3 Market Place Chalfont St Peter Buckinghamshire SL9 9EA

131. Discuss proposed diversion of public footpath no.14 (part) Chalfont St Peter

132. **Neighbourhood Plan:** To receive an update from Cllr North

133. **Licences:**

License PL/21/00618/LAPRE/ Premises License / Open for Consultation/ Vinny and Ted SL9 9QQ on PL/21/2508/FA 63 St Peters Court

134. **Parking:** To receive any updates.

135. **Correspondence**

136. Items for the Finance & General Purpose Committee

137. Information items

138. To resolve that in view of the confidential nature of the business to be transacted it is advisable in the public interest that the press and public be temporarily excluded, and they are instructed to withdraw (Public Bodies (Admissions to Meetings) Act 1960 s1).

**Date of next meeting:** Monday 13<sup>th</sup> September 2021 at 7.00pm