

CHALFONT ST PETER PARISH COUNCIL

Councillors are hereby summoned to a meeting of the **AMENITIES & PLANNING COMMITTEE** to be held on Monday 2nd 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.

AGENDA

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

82. Public Participation

83. Apologies

84. Declaration of Interests

85. To approve Minutes of meeting held on Monday 12th July 2021.

86. To review action points:

63. 3A Market Place PL/21/0288/FA 3A Market Place sent A&P Committee representation, Housing Assessment report and Troy Planning report per email to Inspector on the 19th July 2021; **ACTION AS completed**

73. Stampwell Farm – to receive update

74. Affinity Water consultation response sent per email on the 19th July 2021; **ACTION AS completed**

75. Three Rivers DC Local Plan Sustainability Appraisal Report consultation response from Chalfont St Peter Parish Council – positive feedback response sent back to Local Plan consultation per email on the 19th July 2021; **ACTION AS and Cllr North completed**

80. MSA M25 – to send notes from Strategic Sites Committee held on the 23rd June 2021 to Inspector; **ACTION AS and Cllr North**

86. Enforcement:

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

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

Waggon and Horses banners – to receive any update

88. Appeals Made:

89. Appeals Decided:

APP/X0415/D/21/3272792 (on PL/21/0115/FA) Highfields, Chiltern Hill, Chalfont St Peter SL9 9TX - Appeal allowed

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

Called in (ongoing): None

91. To discuss Invitations to speak at East Buckinghamshire Council Planning Committee:
Tuesday 3rd August 2021 at 6:30pm

92. Planning applications with different outcomes to the Parish:

Planning Application	Address	PC Comments	BC Decision
PL/20/1759/FA 1 st June 2021	25 Foxdell Way, Chalfont St Peter, SL9 0PL	Objection: this goes against the general character of Foxdell Way, Neighbour Plan Policy H6: Residential development reinforces the positive characteristics of the character area, those that fail will be resisted, this is out of keeping with the street scene. Out of character with the prevailing built up frontages and the gaps between dwellings; and risks setting a precedent for neighbouring dwellings to be extended. No objection	Conditional permission
PL/20/4064/FA	EI Nido 11 Grassingham Road Chalfont St Peter SL9 0BW	Object. <ul style="list-style-type: none"> • Insufficient living space with the proposed bedroom downstairs, giving cramped accommodation • Insufficient parking. 	Conditional Permission

		<ul style="list-style-type: none"> Insufficient amenity space and no dimensions given. Concerns remain the same as in 2019, that this is a contrived development. 	
PL/21/1727/FA	Oakwood 44 Orchehill Avenue Chalfont St Peter SL9 8QJ	Object. Detached garage on the boundary is out of keeping with the street scene.	Conditional Permission
PL/21/1781/FA	5 The Greenway Chalfont St Peter SL9 8LX	Object. Significant increase in overall size of the property in a conservation area. Concerns about inadequate parking due to the loss of the garage.	Conditional Permission
PL/21/1943/FA	Merry Acre 68 Denham Lane Chalfont St Peter SL9 0ES	Concerns on whether it overlooks neighbours' property at 70 Denham Lane.	Conditional Permission
PL/21/2032/FA	Threeways 2 School Lane Chalfont St Peter SL9 9AU.	Object. Parish Council (PC) supports objector in raising the issue of lack of measurements/ dimensions in the documents submitted by applicant, issue the PC had raised before. Ridge height seems high and therefore detrimental to neighbour's space amenity.	Conditional Permission
PL/21/2115/PNE	Site Of Former Camping Site Potkiln Lane Jordans	Object. Very large extension in the green belt. The original house already covered the footprint of previously developed land in the green belt.	Prior Approval Not Required
PL/21/2164/FA	South Side Cottage South Side Chalfont St Peter SL9 8LU	Object. <ul style="list-style-type: none"> Proposed balcony and side windows overlook neighbouring properties No parking shown and garage being demolished.	Conditional Permission

93. New Planning:

#	Planning Application	Address	Application Details	
1.	PL/21/2146/FA	La Bogeda Tapas 137 High Street Chalfont St Peter SL9 9QL	Single storey rear extension. No previous applications found	NP Policy – H7
2.	PL/21/2147/HB	La Bogeda Tapas 137 High Street Chalfont St Peter SL9 9QL	Listed building consent for single storey rear extension. No previous applications found	NP Policy – H7
3.	PL/21/2454/FA	Rhiw Misbourne Avenue Chalfont St Peter SL9 0PD	Single storey front extension No previous applications found	NP Policy – H7
4.	PL/21/2492/AV	SVS House Hampden Road Chalfont St Peter SL9 9RU	Two non-illuminated fascia signs CH/2016/1780/AV Two non-illuminated fascia signs	NP Policy – H7
5.	PL/21/2508/FA	63 St Peters Court High Street Chalfont St Peter SL9 9QQ	New shopfront to unit 63 St Peters Court (former Natwest Bank Units 63-67 being sub-divided into three independent retail units). No previous applications found	NP Policy – H7
6.	PL/21/2522/FA	Shamba 9 Nortoft Road Chalfont St Peter SL9 0LA	Demolition of existing single storey side and rear projection and chimney, erection of a single storey side and rear extension No previous applications found	NP Policy – H7
7.	PL/21/2541/FA	The Barn At North Lodge Lower Road Chalfont St Peter SL9 8LA	Erection of single storey front extension, two front dormers and changes to the roof. Please see portal	NP Policy – H7
8.	PL/21/2545/FA	Wyndham Lodge The Vale Chalfont St Peter SL9 9SB	Part single, part two storey rear extension and changes to windows and doors No previous applications found	NP Policy – H7
9.	PL/21/2555/FA	Dinguardi 16 Highlands Close Chalfont St Peter SL9 0DR	Two storey side extension, first floor side, single storey front extension and alterations to fenestration. PL/20/2593/FA Part single storey, part two storey side/rear and front extension and removal of chimneys	NP Policy – H7
10.	PL/21/2565/FA	1 Woodbine Cottages South Side Chalfont St Peter	Single storey rear extension, 3 side rooflights, new side door entrance and side window and internal layout change	NP Policy – H7

		SL9 8NH	Please see below	
11.	PL/21/2566/FA	1 Woodbine Cottages South Side Chalfont St Peter SL9 8NH	Single storey rear extension, 2 side rooflights, new side door entrance, side window and internal layout change Please see above	NP Policy – H7
12.	PL/21/2627/FA	Sunfold Lewins Road Chalfont St Peter SL9 8SA	Single storey rear extension, single storey front extension, replacement of existing conservatory with single storey rear infill extension and raising height of existing parapet to side elevation CH/2009/0555/FA First floor side extension	NP Policy – H7
13.	PL/21/2671/FA	Tregenna 82 Rickmansworth Lane Chalfont St Peter SL9 0LY	Part single, part two storey side and rear extensions and front porch CH/2015/1042/FA Replacement dwelling	NP Policy – H7
14.	PL/21/2675/FA	Juniper House 28 Oval Way Chalfont St Peter SL9 8QB	Erection of two detached single storey outbuildings, one with an indoor swimming pool within the rear garden Please see planning portal for details	NP Policy – H7
15.	PL/21/2709/FA	36 Layters Avenue Chalfont St Peter SL9 9HP	Single storey rear extension Please see portal	NP Policy – H7
16.	PL/21/2711/FA	6 Drummond Crescent Chalfont St Peter SL9 9FT	Single storey rear extension, new front porch, front and rear clay tiling, alterations to existing detached garage including changes to doors, rear/side hard landscaping, including new retaining wall and decking	NP Policy – H7
17.	PL/21/2721/FA	Sunnyholme 19 Layters Avenue Chalfont St Peter SL9 9HP	Part single/part 2 storey rear extension, single storey front porch extension, garage conversion, 3 front dormers and additional windows. Extension to existing vehicular access. PL/18/3099/FA Two storey rear extension (incorporating single storey rear extension to kitchen), single storey front porch extension, three dormers to front and enlargement of vehicular access. Garage conversion with alterations to front fenestration.	NP Policy – H7
18.	PL/21/2737/FA	Edgerton 40 Orchehill Avenue Chalfont St Peter SL9 8QJ	Two storey side, first floor side, and single storey front/side extensions, insertion of 1 front and 1 rear dormer windows in existing roof, and erection of rear pergola. Please see portal	NP Policy – H7
19.	PL/21/2745/FA	The Bungalow	Single storey rear extension	NP Policy – H7

		48 Austenwood Close Chalfont St Peter SL9 9DD	No previous applications found	
20.	PL/21/2773/FA	Castelnau 16 Austenwood Close Chalfont St Peter SL9 9DE	Single storey rear and side extension, changes to existing fenestration and bay window design. No previous applications found	NP Policy – H7
21.	PL/21/2853/FA	28 Joiners Lane Chalfont St Peter SL9 0AA	Conversion of existing integral garage to living space No previous applications found	NP Policy – H7

94. **Planning Applications: Trees:** None

95. **Miscellaneous Applications:** None

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

#	Planning Application	Address	Application Details
1.	PL/21/2323/SA	60 Lovel Road Chalfont St Peter SL9 9NT	Certificate of lawfulness for proposed vehicular access, hardstanding and electric vehicle charging point.
2.	PL/21/2467/PNO	2 - 4 High Street 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 (Use Class B1(a)) to fourteen residential units (Use Class C3) No previous applications found
3.	PL/21/2554/NMA	Elm Climb Orchard Grove Chalfont St Peter SL9 9EX	Non-material amendment to planning permission PL/20/4315/FA (Single storey rear extension, single storey front extension and alterations to vehicular access) to allow for erection of front bay window and new pitched roof to existing front porch PL/20/4315/FA Single storey rear extension, single storey front extension and alterations to vehicular access. Decision: Accepted
4.	PL/21/2590/PNR	25 Rickmansworth Lane Chalfont St Peter SL9 0NA	Prior notification under Schedule 2, Part 3, Class M of the Town and Country Planning (General Permitted Development) (England) Order 2015 - Change of use of groundfloor shop and garage to one flat (Use Class C3) PL/21/1070/PNR Prior notification under Schedule 2, Part 3, Class M of the Town and Country Planning (General Permitted

			Development)(England) Order 2015 - Change of use of groundfloor shop (A1) to one flat (Use Class C3) PL/21/0606/PNR Prior notification under Class M of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development)(England) Order 2015 - Change of use to 1 residential unit (Use Class C3).
5.	PL/21/2609/SA	39 Latchmoor Way Chalfont St Peter SL9 8LZ	Certificate of Lawfulness for proposed rear dormer and insertion of roof lights to front elevation to allow for living space
6.	PL/21/2774/SA	Castelnau 16 Austenwood Close Chalfont St Peter SL9 9DE	LDCertificate of Lawfulness for proposed roof conversion with rear dormer extension including a Juliet balcony and three roof lights to front elevation

97. **Amended Planning Applications:** None

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

99. Discuss Report going to Buckinghamshire Council Strategic Sites Committee re. Motorway Service Area

100. Discuss letter re. Planning in Buckinghamshire from the 13th July 2021 sent to Buckinghamshire Council.

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

104. **Licences:** None

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

106. **Correspondence**

107. Items for the Finance & General Purpose Committee

108. Information items

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 23rd August 2021 at 7.00pm