

**MINUTES of Chalfont St. Peter Parish Council
AMENITIES AND PLANNING COMMITTEE meeting held on
Monday 23rd August 2021 at 7.00pm**



MINUTES

Present: Cllr Smith (Chair), Cllr Dale, Cllr Jha, Cllr North, Cllr Ryan, Cllr Shinner & Cllr Vladar

In Attendance: Ana Santos, Admin & Planning Officer

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

This meeting followed Covid-secure rules (social distancing, doors and windows open).

109.Public Participation: None

110.Apologies: Cllr Bennett, Cllr Wells

111.Declarations of Interests:

Cllr Shinner PL/21/2911/FA 5 The Broadway Market Place SL9 9DX
PL/21/2926/FA St Swithins 26 Hill Rise SL9 9BH
PL/21/2968/FA 7 Grove Lane SL9 9LB
PL/21/3011/FA Timbers Chiltern Hill SL9 9TY

Cllr Vladar PL/21/3011/FA Timbers Chiltern Hill SL9 9TY

112. Minutes of meeting held on Monday 2nd August 2021 approved unanimously.

Proposed by Cllr Shinner

Seconded by Cllr Vladar

@7:07pm Cllr Ryan

113.Review action points:

99. MSA M25 Public Inquiry - Cllr North will request to speak and also request Troy to speak. **Action Cllr North completed** (see item 126)

100. Send letter supporting the concerns raised in 13th July letter to Cllr Tett including Local Plan being changed without Parish Council consultation. – include in 13th September A&P Committee Agenda **Action 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. **Action Cllr Rush** to liaise with Bucks Council Licensing about extension to consultation. (see item 133)

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 – write letter

114.Enforcement:

EN/20/0525 3A Market Place SL9 9EA Shop Front - no update from BC. **ACTION AS** to chase.

EN/20/0558 – Field behind the Epilepsy Centre – no update from BC. **ACTION AS** to chase.

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Page 1

115. **Appeals Made:** None

116. **Appeals decided:** None

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

Called in (ongoing): None

118. Invitations to speak at East Bucks Council Planning Committee on **Tuesday 21st September 2021 at 6:30pm.**

No items called in.

119. **Planning Applications with different outcomes to Parish:** Noted

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	PC Comments
2.	PL/21/2712/FA	Land at Windmill Farm Bowstridge Lane Chalfont St Giles HP8 4RG	Object to this access. Road is already busy with school traffic especially at drop off and collection times. Road not suitable for HGVs.
3.	PL/21/2760/FA	National Westminster Bank Plc St Peters Court 65 - 67 High Street Chalfont St Peter SL9 9QQ	No objection to change of use. No drawing indicating changes to shop front. Please see shop front guide (Neighbourhood Plan). Area has been subject to flooding in the past.
4.	PL/21/2865/FA	Walnut Cottage 14 Latchmoor Grove Chalfont St Peter SL9 8LN	Object to garage at the front. Out of keeping in the street scene. If minded to approve its length should be restricted. .
5.	PL/21/2911/FA	5 The Broadway Market Place Chalfont St Peter	No objection to this but would object to permanent side panels. Consider structure poles might be a H&S

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Page 2

		SL9 9DX	hazard so hedging should be extended to boundary.
6.	PL/21/2917/FA	Holmwood Grove Lane Chalfont St Peter SL9 9JU	No objection
7.	PL/21/2926/FA	St Swithins 26 Hill Rise Chalfont St Peter SL9 9BH	Unneighbourly/ overbearing to neighbours Close to border with No.24. Loss of amenity space. Rear garden is already smaller than neighbouring properties. Insufficient parking. Materials suggested make appearance out of keeping with the street scene. Overdevelopment of site which is out of keeping with Hill Rise street scene and character area – CSP NP – character area 7. Two storeys close to border with No.24. Almost double current footprint (from 90sqm to 176sqm)
8.	PL/21/2935/FA	Mlini 24 Deancroft Road Chalfont St Peter SL9 0HF	Objection due to insufficient parking Amended plans are required to show how sufficient parking can be accommodated. If amended plans show additional parking then no objection
9.	PL/21/2968/FA	7 Grove Lane Chalfont St Peter SL9 9LB	Object Overdevelopment Out of keeping with the street scene Loss of privacy for neighbours Overlooking to two properties
10.	PL/21/2992/FA	Porlock 14 Chesham Lane Chalfont St Peter SL9 0LJ	Roof height was lowered to get original application approved. We believe this has now been raised to accommodate this third storey. We object to what was a bungalow now becoming three storeys which is totally out of keeping with the street scene
11.	PL/21/3011/FA	Timbers Chiltern Hill Chalfont St Peter SL9 9TY	No objection
12.	PL/21/3035/FA	86 Lovel Road Chalfont St Peter SL9 9NX	Object as insufficient parking. Extension domineering as it extends beyond the rear of immediate neighbours' garden.
13.	PL/21/3043/FA	Jaffna 33 Kingsway Chalfont St Peter SL9 8NX	No objection

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Dated:

Page 3

121.Planning Applications - Trees:

#	Planning Application	Address	Application Details
1.	PL/21/2952/KA	4 The Greenway Chalfont St Peter SL9 8LX	No objection
2.	PL/21/3047/KA	Land Rear Of Mulberry Court Gold Hill East Chalfont St Peter SL9 9DL	No objection

122.Miscellaneous Applications: None**123.New Applications not for comment, information only:**

#	Planning Application	Address	PC Comments
1.	PL/21/2701/SA	52 Lovel Road Chalfont St Peter SL9 9NT	No objection
2.	PL/21/2767/SA	Wychwood 22 The Greenway Chalfont St Peter SL9 8LX	Conservation Area No comments
3.	PL/21/2904/SA	Sunnyhurst 4 Highlands Close Chalfont St Peter SL9 0DR	No objection
4.	PL/21/2934/SA	Mlini 24 Deancroft Road Chalfont St Peter SL9 0HF	Object Insufficient parking It should be a full application together with PL/21/2935/FA
5.	PL/21/2962/PNO	Building 1 Chalfont Park Chalfont St Peter Bypass Chalfont St Peter SL9 0QB	Object Size of rooms inadequate. Pressure on traffic Volume into Kingsway roundabout and junction on dual carriageway on South Park long exit No adequate sewage or wastewater report, no Thames Water report. Please see Chalfont St Peter Housing Needs Assessment dated February 2021. Strong concerns re. pressure effects on sewage system capacity and flooding No recent updates from Thames Water sewage reports No amenity areas
6.	PL/21/3019/PNO	Buildings 2 and 3	Same as above

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Dated:

Page 4

		Chalfont Park Chalfont St Peter Bypass Chalfont St Peter SL9 9QA	
7.	PL/21/3048/NMA	8 Pond Lane Chalfont St Peter SL9 9HZ	No objection

124. Amended Planning Applications:

#	Planning Application	Address	Application Details
1.	PL/21/1281/FA	Gold Hill Baptist Church Gold Hill East Chalfont St Peter SL9 9DG	No objection to this amendment. Our objections with regard to the original plan still exist.
2.	PL/21/2104/FA	12 Scholars Walk Chalfont St Peter SL9 0EJ	No objection

125. Updates on large and sensitive greenbelt applications: None

- i) Stampwell Farm – no update received from BC. **ACTION AS** to chase.

126. M25 MSA.

Cllr North shared update on Public Inquiry proceedings and Parish Council interventions. Public inquiry started at 10:00am on 17 August 2021. The inquiry is to be held virtually and is anticipated to last 13 days. The inspector appointed to hold the inquiry will be Mark Dakeyne BA (Hons) MRTPI
Cllr North represented the PC at M25 MSA Public Inquiry appeal.

- 127. Discussed letter to Cllr Tett and Cabinet Members re. Planning in Buckinghamshire from the 13th July 2021 sent to Buckinghamshire Council.
We will send a letter supporting the concerns raised in this letter including Local Plan being changed without Parish Councils consultation.
Include this item on next A&P Committee Agenda **Action AS**

- 128. Discuss Three Rivers Local Plan consultation response from Parish Council.
Response sent 17th August 2021. **Action completed**

- 129. Discuss Banners on the Greyhound Inn (listed building) and on bridge railings over A413
Cllr Shinner reported that as of 23rd August 2021 there are no banners or advertising material on The Greyhound railings, nor on the hoarding round the Waggon and Horses site.
There remain however two banners still on Chiltern Hill bridge, one above each carriageway of the A413.
It is advertising "rugbytots.co.uk", and it is tied with cord to the railings which are believed to belong to Bucks Council.

- 130. To receive an update from Cllr. Shinner 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

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Page 5

Cllr Shinner reported that a resident had spoken to Co-Op Manager to confirm possibility of parking spaces rental which was denied.

This is in contradiction to what was stated in planning permission that staff would be able to buy rental parking spaces from Co-op.

A letter will be sent to Co-op HQ Director asking for this information to be clarified. **Action Cllr Shinner and AS**

131. Discuss proposed diversion of public footpath no.14 (part) Chalfont St Peter
No objection and support of application.

132. **Neighbourhood Plan:** update from Cllr North

Workshop with Troy planned for end of October to include views across Colne Valley and aligning with NPPF recent updates.

133. **Licences:** None

License PL/21/00618/LAPRE/ Premises License / Open for Consultation/ Vinny and Ted SL9 9QQ on PL/21/2508/FA 63 St Peters Court. Liaise with Bucks Council re. conflicting information around deadline received per email. **Action Cllr Rush**

134. **Parking:** None.

135. **Correspondence:** None

136. **Items for the Finance and General Purpose Committee:** None

137. **Information items:**

- a) Cllr Vldar shared info on social media that Cartwheel Trailers on Lovel Road appear to have gone.
- b) Cllr North shared info in the News that two new National Parks were to be created, and one of them would include the Chilterns AONB.
Include this item in next A&P Committee Agenda to discuss AONB to be extended into Chalfont St Peter **Action AS**
- c) Cllr Ryan asked to publish new planning applications on CSPPC Website
Include this item on next A&P Committee Agenda. **Action AS**

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): none

Date of next meeting: Monday 13th September 2021 at 7.00pm.

Meeting finished at 9:22pm