

## CHALFONT ST GILES PARISH COUNCIL

A meeting of the Planning Committee was held on Wednesday 31 October 2018 in The Gardens Association Hall, School Lane, Chalfont St Giles at 8.00pm.

**Present:** Cllr Bray (Chairman), Cllr Kirkby, Cllr Lomas, Cllr Massey and the Clerk.

**Public Forum:** A member of the public attended to discuss an objection to planning application PL/18/23539/FA, Spinelle, Narcot Lane. This property has already been extended twice and a further extension would be overbearing. The current bungalow is not sitting square to the boundary and it is felt that the extension would not leave enough room on the property for maintenance. There is an established hedge that will be killed when the roots are disturbed when the footings of the new building are dug. This further extension would cause a tunnel effect blocking light from the neighbouring property.

**1. Apologies for absence:**

**2. Minutes of the meeting held on Wednesday 10 October 2018 42/18:** Minutes were not presented at the meeting, roll over to the next meeting.

**3. Correspondence:**

**3.1. Letter of objection to planning application PL/18/3539/FA:** Noted.

**3.2. Letter of objection to planning application PL/18/3539/FA:** Noted.

**3.3. Planning Appeal CH/2018/0569/FA – 14 Hillside Close, appeal allowed:** Noted.

**4. Correspondence received after the agenda was circulated:**

**4.1. Letter of support to planning application PL/18/3539/FA:** Noted.

**4.2. Letter of complaint regarding planning applications CH/2018/0741/FA and PL/18/3249/FA:** The letter was discussed and a response was agreed.

**5. Planning applications:**

<a href="#">PL/18/3152/FA</a>	Ryefields, 26 The Lagger, Chalfont St Giles, HP8 4DG	Loft conversion incorporating raising of roof level and insertion of 2 front and 3 rear Rooflights
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The Parish Council have no objections to this planning application.

<a href="#">PL/18/3373/FA</a>	4 Lapraik Grove, Chalfont St Giles, HP8 4BX	Single storey rear extension
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The Parish Council strongly object to this planning application. The housing in Lapraik Grove was built as affordable housing. Allowing these properties to be extended will result in an increase in value and therefore they will fall outside of the affordable market. This extension would set a precedent for other properties in the development.

<a href="#">PL/18/3485/FA</a>	Danesbury House 32 Deanway Chalfont St Giles, HP8 4JL	Single storey side extension, new front dormer and enlargement of existing rear dormer. Widening of front low level parking to allow parking for 3 cars.
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The Parish Council have no objections to this planning application.

<a href="#">PL/18/3486/SA</a>	Danesbury House 32 Deanway Chalfont St Giles, HP8 4JL	Application for certificate of lawfulness for proposed: Enlargement to rear dormer and side roof lights.
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The Parish Council have no objections to this planning application.

[PL/18/3519/FA](#) 8 Aran Heights, Chalfont St Giles, HP8 4DZ First floor extension to convert bungalow to two-storey dwellinghouse, single storey rear extension and front porch and demolition of existing conservatory

The Parish Council have no objections to this planning application.

[PL/18/3536/FA](#) Field Adjacent To Olde Chelsea, Narcot Lane, Chalfont St Giles Construction of riding arena

The Parish Council have no objections to this planning application.

[PL/18/3539/FA](#) Spinelle, Narcot Lane, Chalfont St Giles, HP8 4DX Single storey rear extension, addition of rear dormer, roof lights and alterations to Fenestration

The Parish Council object to this application.

- The property is on green belt land and there appears to be an increase in size of over 50% contrary to policy GB13 of the Adopted Local Plan 1997.
- The established hedgerow forming part of the boundary of the property is currently in sound condition and is of good amenity to wildlife value. There are concerns that building so close to the boundary will damage the root system and therefore kill the hedge, contrary to policy GC4 of the Adopted Local Plan 1997.
- The plans will cause a significant loss of natural daylight to the neighbouring property contrary to policy GC2 – the design and layout of proposed buildings and extensions to existing buildings enables existing land or buildings to be protected from significant loss of sunlight and daylight.

[PL/18/3573/FA](#) Hill House, 11 Bowstridge Lane, Chalfont St Giles, , HP8 4QN Vehicular access and erection of gate.

The Parish Council have no objections to this planning application.

[PL/18/3574/HB](#) Hill House, 11 Bowstridge Lane, Chalfont St Giles, , HP8 4QN Listed building application for new vehicular access.

The Parish Council have no objections to this planning application.

[PL/18/3655/VRC](#) Little Acre, Dibden Hill, Chalfont St Giles, HP8 4RD, Variation of condition 4 of planning application PL/18/2053/FA (Demolition of existing single storey rear extension. Replacement front porch and conversion of garage to habitable accommodation. Roof extensions incorporating loft conversion with front and rear dormers and insertion of side rooflights.) to raise the roof height.

The Parish Council object to this variation of conditions as the plans submitted do not bear any resemblance to the plans submitted in PL/18/2053/FA. We believe that this should be submitted as a new plan and not a variation of conditions.

[PL/18/3687/FA](#) Narcot Lane, Chalfont St Giles, HP8 4DA Single storey rear and first floor infill extensions and side porch

The Parish Council have no objections to this planning application.

[PL/18/3702/TP](#)

Longreach, Jordans Way,  
Jordans, HP9 2SP,

Beech (T1), oak (T2), yew (T3), sweet  
chestnut (T4)-crown lift, all trees protected  
by Tree Preservation Order.

The Parish Council have no objection to this application but refer it to the tree preservation officer for approval.

[PL/18/3713/TP](#)

Fair Step, 48 Deanway,  
Chalfont St Giles, HP8 4JS

Two nos of oak (T1,T2), field maple (T3)-  
crown lift to 5m, all trees protected by Tree  
Preservation Order.

The Parish Council have no objection to this application but refer it to the tree preservation officer for approval.

PL/18/3746/VRC

Oakleigh and Junipers,  
Gorelands Lane, Chalfont  
St Giles, HP8  
4HQ

Variation of Condition 12 for planning  
application CH/2016/1776/VRC (Variation of  
Condition 12 of planning permission  
CH/2016/0052/FA to allow resiting of the  
approved dwelling and garage on Plot 2)

The Parish Council have no objections to this planning application.

**6. Items for future agendas:** None.

**7. Date of next meeting: Wednesday 21 November 2018 at 7.00pm  
Meeting Closed 9.29pm**