

## CHALFONT ST GILES PARISH COUNCIL

A meeting of the Planning Committee was held on Wednesday 29 January 2020 in The Gardens Association Hall, School Lane, Chalfont St Giles at 8.00pm.

**Present:** Cllr D Bray (Chairman of the meeting), Cllr G Kirkby, Cllr J Lomas Cllr R Massey and the Clerk. Also present Cllr J Chamberlain who was co-opted onto the planning committee for this meeting and Cllr G Patrick and Cllr D Vilcans-Moody.

### Public Forum:

One member of the public was present and one developer.

A representative from Millen Homes attended to discuss planning application PL/20/4325/OA Land at the Rear of Old Beams. This is to be built as affordable housing but it will also have electric car charging points, solar panels, planting buffers around the site to protect privacy. These will be affordable not just for the first buyer but for those beyond that. 10% of the homes will be built specifically for those with disability and although the buildings are bungalows they do have accommodation in the loft space and therefore lifts will be installed. No housing needs survey was done for this site as Paradigm had already conducted theirs. The construction period for this site will be shorted as the Structural Insulated Panels (SIPS) system is used to build whereby these are constructed off site and put together on site to create the building shell. Paradigm and Millen began talks together early in 2019 but parted company when their views on sustainable building differed. Millen are experienced working on Rural Exception Sites and with housing associations and would welcome input from the Parish Council about what is required.

1. **Apologies for absence:** None.
2. **Declarations of interest:** None.
3. **Minutes of the meeting held on Wednesday 8 January 1/20:** Were agreed and signed in meeting Minutes from Wednesday 4 December 2019 50/19: Were signed.
4. **Correspondence:**
  - 4.1. **Email from resident regarding the neighbourhood plan and planning applications PL/19/4421/FA and PL/19/4345/OA:** Email was read out and noted.
  - 4.2. **PL/19/2404/FA Planning appeal Les Gres, 15 Orchard Road Chalfont St Giles, Construction of new roof with raised ridge height to allow for first floor accommodation. Single storey side extension incorporating garage, changes to ground floor windows and doors, erection of front porch. Appeal dismissed:** Noted.
5. **Correspondence received after the agenda was circulated:**
  - 5.1. **An invitation from Chalfont St Peter Planning Committee for a member of our council to attend their next planning committee meeting on Monday 3 February to discuss the development PL/19/4279/FA (Model Farm):** Cllr Bray will try to attend this meeting.

### 6. Planning applications:

Cllr Bray as chairman of the planning committee asked for the discussions around planning applications PL/19/3825/OA and PL/19/4421/FA to be brought to the beginning of the meeting to be held 'in camera' as some of the material was still of a confidential nature and had not yet been agreed as the view of the Parish Council.

Members of the public were asked to leave the room.

The contents of a document prepared by a planning consultant in relation to planning application PL/19/4421/FA were discussed and adopted as the views of the Parish Council.

In camera section of the meeting was suspended and normal meeting rules were applied. Cllr Vilcans-Moody left the meeting room to inform the members of the public (MOP) that they could return to the meeting – no MOP returned to the meeting.

<a href="#">PL/19/4421/FA</a>	Land Off High View, Chalfont St Giles	Erection of 42 affordable dwellings and associated access, parking and landscaping
-------------------------------	---------------------------------------	--

The Parish Council **strongly** objects to this application. Please see independent submission to this application.

<a href="#">PL/19/4345/OA</a>	Land To The Rear Of Old Beams, Three Households, Chalfont St Giles	Outline Application for : Demolition of the existing structures on the site and the erection of 14 new affordable dwellings.
-------------------------------	--	--

The Parish Council objects to this outline application. This is green belt land and would need to be treated as a rural exception site to be granted planning permission. There is no reliable housing needs survey currently in place which identifies the affordable housing needs requirements in the Parish. However the location and size of the application are in keeping with the neighbourhood plan. More information needs to be added to the documentation to show what type of 'affordable housing' is to be built. Whether the dwellings will be affordable in perpetuity.

<a href="#">PL/19/3541/FA</a>	Landmark House, Narcot Lane, Chalfont St Giles, HP8 4DX	Conversion of outbuildings to provide granny annexe complete with new glass link in between
-------------------------------	---	---

ancillary to main dwelling. Incorporating windows and rendering of walls.

The Parish Council have no objection to this application.

[PL/19/4282/FA](#) Seedlings, Crutches Lane, Jordans, HP9 2TG Part two storey, part single storey rear extension and alterations to vehicular access

The Parish Council have no objection to the extension parts of this application however we object to the alterations to the vehicular access as it is overwide, not in keeping with the neighbouring properties and would require the removal of a tree.

[PL/19/4289/FA](#) 22 Parsonage Road, Chalfont St Giles, HP8 4JW Single storey rear and side infill extensions. New pitched roof over existing garage and part previous extension. New part hip end and dormers to existing roof. New flat roof over existing and proposed. Open front porch extension and alterations to windows and doors including the garage door.

The Parish Council have no objection to this planning application.

[PL/19/4294/FA](#) 1 Sussex Close, Chalfont St Giles, HP8 4PP Single storey rear extension with raised patio area to create a level threshold.

The Parish Council have no objection to this application.

[PL/19/4354/FA](#) Olney, 16 Deanway, Chalfont St Giles, HP8 4JH Single storey side extension and fenestration changes

The Parish Council have no objection to this application.

[PL/19/4368/FA](#) 4 Seymour Road, Chalfont St Giles, HP8 4RA Single storey side and two storey rear extension and changes to windows and doors.

The Parish Council object to this application. The two storey extension is too close to the boundary of the property. The extension is not in keeping with the street scene and there are not enough parking spaces in a road that can ill afford to lose any parking spaces.

[PL/19/4439/FA](#) Bailey Hill Farm, Amersham Road, Chalfont St Giles Erection of agricultural barn

The Parish Council have no objection to this application but ask for screening planting to be added to the western side of the barn to screen the side of the barn from the road.

[PL/20/0080/FA](#) 13 Middle Meadow, Chalfont St Giles, HP8 4QS Single storey rear infill extension

The Parish Council have no objection to this application.

[PL/20/0133/FA](#) Flag House, The Green, Chalfont St Giles, HP8 4QF Replacement of 6 windows to side and rear elevations.

The Parish Council have no objections to this application but ask for the historical buildings officer to have input into this application.

[PL/20/0134/FA](#) Flag House, The Green, Chalfont St Giles, HP8 4QF Listed building consent for replacement of 6 windows to side and rear elevations.

The Parish Council have no objections to this application but ask for the historical buildings officer to have input into this application.

[PL/20/0156/FA](#) Belmont House, 98 Deanway, Chalfont St Giles, HP8 4LA Single storey side extension and provision of a dormer to the existing 2<sup>nd</sup> floor ensuite.

The Parish Council ask for obscured glass to be added to the dormer on the second floor.

[PL/20/0192/KA](#) Linden Cottage, 1 Green East Road, Jordans, HP9 2SU Crown reduction of an oak tree within a Conservation Area

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

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

**8. Date of next meeting: Wednesday 19 February 2020 at 7.00pm - Meeting closed 8.22pm**