

## CHALFONT ST GILES PARISH COUNCIL

A meeting of the Planning Committee was held on Wednesday 19 February 2020 in The Gardens Association Hall, School Lane, Chalfont St Giles at 7.00pm.

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

**Public Forum:** None.

1. **Apologies for absence:** Cllr Massey.
2. **Declarations of interest:** Cllr Bray and Cllr Lomas
3. **Minutes of the meeting held on Wednesday 29 January 2020 05/20:** To be brought to the next Council meeting for signing.
4. **Correspondence:**
  - 4.1. **Planning appeal CH/2017/1957/FA Hentucks Farm – Appeal allowed:** Noted.
5. **Correspondence received after the agenda was circulated:**
  - 5.1. **PL/19/4345/OA – Amended documentation:** A further document had been added including information from a freedom of information request to Chiltern District Council asking for the number of households in Chalfont St Giles that are seeking social housing tenancy and the breakdown. The information supplied shows 17 people currently on the housing list registered to Chalfont St Giles. A similar request by the Parish Council in October 2019 showed the number to be 18. Since that time the Parish Council have added information to their web site about how to get onto the housing register. It appears that despite this encouragement to sign up to the register, the numbers of people on the register has only differed slightly. This leads the Parish Council to support this statement as the best evidence we have regarding the housing needs in the Parish.

### 6. Planning applications:

<a href="#">PL/19/4110/FA</a> Amended	Chiltern Cottage, 8 Dibden Hill, Chalfont St Giles, HP8 4RD	Demolition and reconstruction of a new single dwelling house with associated works.
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The amended plans do not address all of the concerns raised by the Parish Council therefore the Parish Council object to this planning application. Although Dibden Hill is a mixture of dwellings, this proposed application is completely out of character with the street scene. Concerns were raised about the car parking on site and the proposed removal of hedges and trees as shown on the plans. If this application is to be approved a full traffic management plan **must** be put in place as Dibden Hill is not a highway but a bridle path.

<a href="#">PL/19/4306/FA</a>	Fairview, London Road, Chalfont St Giles, HP8 4NJ	Single storey side/rear extension
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The Parish Council has no objection to this application.

<a href="#">PL/19/4379/HB</a>	Wheel House Veterinary Centre, London Road, Chalfont St Giles, HP8 4NL	Listed Building Consent for : Demolition of existing rear extension and several outbuildings and construction of single-storey rear extension and minor internal alterations
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The Parish Council object to this planning application. It constitutes overdevelopment of a listed building site. The size and style is not in keeping with the street scene. We ask for this to be referred to the Historical Buildings Officer for comment.

<a href="#">PL/19/4378/FA</a>	Wheel House Veterinary Centre, London Road, Chalfont St Giles, HP8 4NL	Demolition of existing rear extension and several outbuildings and construction of single-storey rear extension and minor internal alterations.
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The Parish Council object to this planning application. It constitutes overdevelopment of a listed building site. The size and style is not in keeping with the street scene. We ask for this to be referred to the Historical Buildings Officer for comment.

<a href="#">PL/19/4421/FA</a> Amended	Land Off High View, Chalfont St Giles	Erection of 42 affordable dwellings and associated access, parking and landscaping.
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The Parish Council strongly object to this application. The amended plans do not address the concerns of the Parish Council or the views of the public. Regarding the letter dated 5 February from Pegasus. The current adopted local plan core strategy CS9 states that affordable housing in rural areas should be 100% affordable and 'The development is small-scale, no greater than required to meet the current need and respects the setting, form and character of the settlement and the surrounding landscape'. The current need in Chalfont St

Giles is 17 as supplied by a recent freedom of information request re people on the housing register in Chalfont St Giles. Policy CS10 states 'The Council's Strategy in relation to affordable housing is to seek a mix of a minimum of 70% social rented and a maximum of 30% shared ownership (or other intermediate housing option).' This is not the mix presented by this application. Also the Practice Managers of the Dr's surgeries mentioned in this letter have not been contacted directly regarding the information Pegasus is quoting. The Parish Council fully supports the letter provided by the Protect St Giles Green Belt Group published on 6 February.

[PL/19/4424/FA](#) 10 Palliser Road, Chalfont St Giles, HP8 4DN Demolition of existing garage and erection of a single storey rear/side extension - including rooflights and flat roof PV panels - amendment to planning application PL/19/1355/FA

The Parish Council has no objection to this application.

[PL/20/0020/SA](#) 39 Captain Cook Close Chalfont St Giles, HP8 4DS Certificate of Lawfulness for proposed garage conversion and replacement of garage door with window

The Parish Council has no objection to this application.

[PL/20/0186/FA](#) 20 Narcot Lane, Chalfont St Giles, HP8 4DA Demolition of existing dwelling and erection of 31 affordable dwellings with associated car parking, open space, landscaping, drainage and infrastructure works.

The Parish Council strongly object to this application. The criteria for a rural exception site have not been met. There is not enough robust evidence that the properties will remain affordable in perpetuity. Section 3.5 of the Management Plan shows an allocation plan that is not acceptable. Section 4 of the Management Plan is inoperable and unacceptable for a site on green belt. There is not enough details about the wildlife currently inhabiting the site.

[PL/20/0202/FA](#) Hunters Lodge, Welders Lane, Chalfont St Peter, SL9 8TU Detached triple garage

The Parish Council object to this planning application as the roof height is not acceptable for the garage.

[PL/20/0210/FA](#) 1 Cromwell Close, Chalfont St Giles, HP8 4PG Garage conversion with alterations, including new rooflights to side elevation and change of garage door to window. Rendering and weatherboarding cladding of existing facing brick and tile hanging to external walls

The Parish Council object to this application as there is insufficient parking.

[PL/20/0269/FA](#) Linden Cottage, 1 Green East Road, Jordans, HP9 2SU First floor rear extension

The Parish Council object to this application. This is in the Jordans Conservation Area. It constitutes overdevelopment of the site. Please refer to comments by Jordans Village Limited.

[PL/20/0321/FA](#) Bramblings, Deadhearn Lane, Chalfont St Giles, HP8 4HG Proposed single storey rear/side extension to accommodate swimming pool.

The Parish Council has no objection to this application.

[PL/20/0330/SA](#) Austens Lodge Austens Farm Twitchells Lane Jordans, HP9 2RA Certificate of lawful development for proposed : Two storey rear extension

The Parish Council has no objection to this application.

[PL/20/0345/FA](#) Milton View, 18 Deanway, Chalfont St Giles, HP8 4JH Creation of a new driveway and extension to existing vehicular access

Cllr Bray and Cllr Kirkby did not contribute to this discussion. The Parish Council has no objection to this application.

[PL/20/0380/FA](#) Kisdon, Puers Lane, Jordans, HP9 2T Demolition of conservatory. Single storey front extension, construction of a garage with a carport and various associated internal and external alterations.

Cllr Lomas did not contribute to this discussion. The Parish Council will defer to the comments made by Jordans Village Limited .

[PL/20/0453/NMA](#) The Miltons Head Public House Non Material Amendment to planning

20 Deanway Chalfont St Giles  
HP8 4JL

permission PL/19/0004/OA (Erection of a 2.5 storey building comprising 8 x 1-bed flats and parking for 9 cars.) to allow for : Removal of rear porch, removal of centre dormer on the front elevation, replacement of centre dormer on the rear elevation with an automatic opening vent and alteration to the access arch to the rear of the property

The Parish Council has no objection to this application.

## **7. Large planning applications in neighbouring parishes:**

[PL/19/4279/FA](#)

Model Farm Gorelands Lane  
Chalfont St Giles, HP8 4AB

Residential development at Model Farm, comprising of the conversion of existing buildings to form 20 no dwellings and the demolition of existing dwellings with the replacement erection of an apartment building comprising 18 no dwellings, alongside provision of associated car parking, private and shared amenity space. and cycle, refuse and maintenance stores.

The Parish Council strongly object to this planning application as it represents overdevelopment of the site and a development of this size will have a significant impact on the infrastructure.

## **8. Items for future agendas**

### **9. Date of next meeting: Wednesday 11 March 2020 at 7.00pm**

**Meeting closed 8.03pm**

