

## **CHILTERN DISTRICT COUNCIL**

### **MINUTES** of the Meeting of the **PLANNING COMMITTEE (CDC)** held on **14 JUNE 2018**

**PRESENT:** Councillor M Titterington - Chairman

Councillors: J Burton  
J Gladwin  
M Harrold  
P Jones  
J MacBean  
S Patel  
N Rose  
J Rush  
C Wertheim

**APOLOGIES FOR ABSENCE** were received from Councillors D Phillips, J Cook and C Jones

**ALSO IN ATTENDANCE:** Councillors G Harris and P Martin

### **3 MINUTES**

The draft Minutes of the meeting of the Committee held on 26 April 2018 were amended to comply with Council Procedure Rule 17.3 and copies of the amended draft Minutes were circulated to all Members of the Committee. The Chairman proposed that the draft Minutes as amended were signed as a correct record of the meeting and this was seconded by Councillor J Burton. The draft Minutes were then agreed by the Committee and signed by the Chairman as a correct record.

The draft Minutes of the Committee meeting held on 15 May 2018 were agreed by the Committee and signed by the Chairman as a correct record.

### **4 DECLARATIONS OF INTEREST**

There were no declarations of interest.

### **5 DEFERRED APPLICATION - CH/2017/1824/FA**

ROWANLINDEN, 70 LONG PARK, CHESHAM BOIS, BUCKINGHAMSHIRE.

Demolition of existing house and erection of three 5 bedroom houses, served by the existing access.

The officer recommendation to grant conditional permission subject to the conditions in the report was put to the Committee by the Chairman and agreed at a vote.

## **RESOLVED**

**Conditional permission, subject to the conditions set out in the report.**

## **6 ITEMS FOR NOTING**

### **RESOLVED -**

**That the reports be noted.**

## **7 REPORT ON MAIN LIST OF APPLICATIONS**

### **RESOLVED -**

- 1. That the planning applications be determined in the manner indicated below.**
- 2. That the Director of Services be authorised to include in the decision notices such Planning Conditions and reasons for approval, or reasons for refusal as appropriate, bearing in mind the recommendations in the officer's report and the Committee discussion.**

## APPLICATIONS

CH/2017/1890/FA Woodfield, 2 Claydon End, Chalfont St Peter,  
Buckinghamshire, SL9 8JX

Speaking for the Parish Council, Councillor Tony Shinner  
Speaking for the objectors, Mr Graham Gammell

The officer recommendation to grant conditional permission with an amendment to Condition 4 to also require the side window panels of the first floor rear bay

window to be obscurely glazed was put to the Committee by the Chairman and agreed at a vote.

**RESOLVED:**

**Conditional Permission** with an amendment to Condition 4 to also require the side window panels of the first floor rear bay window to be obscurely glazed. (This also necessitates an amendment to Condition 3, to ensure no additional windows are inserted in the flanks of the bay in the future).

*Note 1: Councillor G Harris left the meeting at 6.55 pm*

CH/2018/0075/FA      Land Adjacent To Giles House and To Rear Of Larkes Field, Doggetts Wood Lane, Little Chalfont, Buckinghamshire, HP8 4TH

Speaking for the objectors, Mr Don Crawford  
Speaking as the applicant, Mr Kevin Andrews  
Speaking as the local District Member, Councillor P Martin, outlined local concerns due to the size of the development.

The written views of Councillor Phillips were read out to Members in his absence. It was noted that at a previous Committee Meeting in 2016 Councillor Phillips had declared a personal interest regarding the 2016 applications because he lived in the road but was not close by and had no direct interest.

The officer recommendation to grant conditional permission was put to the Committee by the Chairman and voted against.

Councillor Gladwin proposed refusal of the application by reason of policy H4 and GC3, out of character in the streetscene in an Established Residential Area of Special Character, and harmful to amenity of neighbouring property by reason of proximity of elements at rear. This proposal was seconded by Councillor MacBean and agreed at a vote.

**RESOLVED:**

**Refused Permission** by reason of policy H4 and GC3, out of character in the street scene in an Established Residential Area of Special Character, and harmful to amenity of neighbouring property by reason of proximity of elements at rear.

CH/2018/0247/FA      The Great Barn, Blackwell Hall Lane, Latimer,  
Buckinghamshire, HP5 1TN

Speaking for the objectors, Mr Stephen Rubin  
Speaking for the applicant, Mr Aidan Briggs

Officers gave a verbal update regarding the comments of the Historic Buildings Officer who requested an informative if permission were to be granted for the Applicant to seek advice regarding the possible need for listed building consent, if any changes were to be made to the building.

Officers also verbally updated Members of an omission in the report. The later highway comments referred to on page 19 regarding the current use of site generated 38 movements (two-way) per day whilst the proposed use is assessed as generating around 97 (two-way) movements per day.

Officers also verbally advised that Condition 5 in the report should be deleted, as it was not necessary.

Councillor Rose proposed a deferral of the application which was amended by Councillor Wertheim in order for Officers to clarify the following matters and bring a subsequent report back to the Planning Committee:

1. To obtain more information from Bucks County Highways with regard to the junction with Latimer Road.
2. To contact Ofsted/Education Department to ascertain amenity requirements for a nursery.
3. Outside lighting for safety and parking with turning circle.

This proposal was seconded by Councillor MacBean and agreed unanimously at a vote.

**RESOLVED:**

**Defer** - Officers to clarify the following matters and bring a subsequent report back to the Planning Committee:

1. To obtain more information from Bucks County Highways with regard to the junction with Latimer Road.
2. To contact Ofsted/Education Department to ascertain amenity requirements for a nursery.
3. Outside lighting for safety and parking with turning circle.

CH/2018/0466/FA      Barn House, Oxford Street, Lee Common,  
Buckinghamshire, HP16 9JP

Officers proposed two Informatives regarding parking of vehicles and the Considerate Constructors Scheme initiative.

The officer recommendation to grant conditional permission with Informatives was put to the Committee by the Chairman and agreed at a vote.

**RESOLVED:**

**Conditional Permission** with Informatives.

*Note 2: Councillor Harold had left the Chamber for the duration of the debate and did not vote.*

*Note 3: The Chairman requested a break at 8.20 pm. The meeting resumed at 8.30 pm*

CH/2018/0570/FA      160 Chartridge Lane, Chesham, Buckinghamshire, HP5  
2SE

Speaking as the applicant, Mr James Gill

The officer recommendation to refuse permission was put to the Committee by the Chairman and unanimously agreed at a vote.

**RESOLVED:**

**Permission Refused**

CH/2018/0572/FA Breyll Path, 18 Green Lane, Amersham, Buckinghamshire, HP6 6AR

Speaking for the objectors, Mr Burdin  
Speaking as the applicant, Mr Gareth Lloyd

The written views of Councillor C Jones were read out to Members in her absence.

The officer recommendation to grant conditional permission was put to the Committee by the Chairman and agreed at a vote.

**RESOLVED:**

**Conditional Permission**

**8 SUPPLEMENTARY ITEM TO THE MAIN LIST**

**CH/2018/0479/FA – Leenane, 22 Chenies Avenue, Little Chalfont, Buckinghamshire, HP6 6PP.**

Speaking for the Parish Council, Councillor Chris Ingham  
Speaking for the objectors, Mr T Ipoly  
Speaking for the application, the agent Mr William Marshall

Officers verbally updated Members regarding three further letters of objection which had been received raising concerns about density/overcrowding/traffic and the wildlife impact. Officers also advised Members that Thames Water requested an informative regarding working near sewers and the Highways Authority had no objection.

The written views of Councillor Phillips were read out to Members in his absence.

During the discussion, Members advised that an email had been received by them from a previous owner of the property, advising that bats could be present in the existing roof space. As this was new information, Officers clarified that this could not be the subject of a Condition and that the applicant would need to undertake a Phase 1 bat survey, to clarify whether bats are present.

The Officer recommendation to grant conditional permission was put to the Committee by the Chairman with the amendment that Members be minded to grant conditional permission subject to the submission of a satisfactory bat survey report with the decision to grant conditional permission delegated to Officers. That if a satisfactory Bat Survey was not submitted to the Council then the application be brought back to a future Committee for determination and this was agreed at a vote.

**RESOLVED:**

**Defer - Minded to grant conditional permission subject to the submission of a satisfactory bat survey report. Decision delegated to the Director of Services. If a satisfactory Bat Survey was not submitted to the Council then the application be brought back to a future Committee for determination.**

**The meeting ended at 9.15 pm**