

**Minutes of a Meeting of Little Chalfont Parish Council Planning Committee
Held in the Village Hall on Wednesday 8 June 2011 at 7.30pm**

Present: Cllr M Dear; Cllr B Drew; Cllr L Hunt (Chairperson); Cllr V Patel; Cllr D Rafferty and Cllr G Smith.

In Attendance: Mrs J Mason (Clerk)

Members of the Public: Mr M Arnold; Mr L Davis; Mrs A Gray; Mr P Gray; Mrs A Greatbatch; Mr T Knight; Mr M Parker; Mr L Pate; Cllr D Phillips (CDC); Cllr M Tett (BCC) and Mr J Vincent.

1. **Apologies for absence:** These were received from Cllr J Hinkly.
2. **Approval of the minutes of the Planning Committee meeting held on Tuesday 17 May 2011:** These were approved as a correct record and signed by the Chairman.
3. **Proposal to suspend standing orders enabling members of the public to speak (10 mins):** The proposal was agreed and Cllr Hunt suspended standing orders. Mr Knight, Mr Pate and Mr Arnold spoke in opposition of the proposal by Vodaphone to install a mast and equipment on the Cokes Lane verge outside number 2, Linfields. Since the last Planning Committee meeting a number of residents had met with a representative of the company but they did not feel they had received satisfactory responses, particularly in respect of other suggested sites, proof of demand, technical justification and other models of mast. They remained firmly against the proposals. Thanking members of the public for their contribution Cllr Hunt reinstated standing orders
4. **Declarations of interest:** None.
5. **To consider the following applications:**

Application number and Address	Summary of Proposed Works	Little Chalfont Planning Committee Recommendations
CH/2011/0623/FA Totteridge Long Walk Little Chalfont HP8 4AW	Single storey rear extension	No objection.
CH/2011/0608/FA Thornfield Doggetts Wood Lane Little Chalfont HP8 4TH	Erection of roof extension including four dormer windows on the front roof slope and three dormer windows on the rear roof slope; erection of a part single/part two storey side and rear extension; erection of a single storey front porch (amendment to planning permission ref: CH/2011/0147/FA.)	No objection subject to Chiltern District Council being satisfied that the roof dormer windows at third story levels do not impact on the amenities of neighbouring residential properties through loss of privacy. The case officer did not consider that a previous application (0147) significantly affected the amenity of Dormer Cottage. However, the previous application did not have third floor windows.

Former Site Of Hermits Wood Lodge Nightingales Lane Little Chalfont HP8 4SJ	Detached garage	No objection.
CH/2011/0558/FA City Gate Chalfont Showroom Chalfont Station Road Little Chalfont HP7 9PN	Redevelopment of site to provide a part four storey, part three storey, part single storey building comprising 2 Use Class B1 Office units and 10 flats with cycle store, associated parking and landscaping, and alterations to existing vehicular access	The Parish Council objects. The change of use from a retail (car showroom) business to offices on the ground floor of the proposed building would be detrimental to the village. There is no apparent demand for additional office space in Little Chalfont. The design of the building, although an improvement on the earlier application, is not in keeping with the present street scene. The roof terrace gives cause for concern as there is a potential for overlooking of houses on the Donkey Field when that is developed. The Council is also concerned about the access and egress of vehicles on to the road so close to the pedestrian crossing.
CH/2011/0673/FA Thatched House Cokes Lane Little Chalfont HP8 4TQ	Retention of detached single storey outbuilding	No objection.
CH/2011/0681/FA Vodafone Site 34611 Pollards Wood Nightingales Lane Little Chalfont HP8 4SN	Increase in height of existing mast by 9.4 metres to 20.6 metres, installation of six antennae and replacement equipment cabinet	No objection.

6. **Decisions of Chiltern District Council's Planning Committee** :Carried forward to next meeting
7. **To receive appeal notices and decisions:** Carried forward to next meeting
8. **Licensing applications:** Carried forward to next meeting
9. **Enforcement** : Carried forward to next meeting

10. **Railway Communications Systems mast – Chalfont and Latimer station:** Summarising a letter dated 23 May from Network Rail, the Clerk advised that the company were hoping to install a railway communication mast adjacent to the station on Transport for London land. A drop-in session, attended by the project team, will be held at the Methodist church on 27 June and it was agreed that Cllr Rafferty should attend and report back to the Planning Committee on 28 June.
11. **Waste Transfer Station update:** Application has still not been submitted.
12. **Pre-con 19373 – Proposed Vodaphone/03 base station at Cokes Lane / Linfields:** Cllr Drew reported back on a meeting that had been held with Mr H Cave (representing the applicants) on 24 May. Cllr Martin (CDC), Cllr Hunt and the Clerk had also attended. The site had been visited as had others suggested by the Parish Council. However, Mr Cave was of the opinion that the only suitable site was that proposed outside no 2 Linfields. His view was that other locations would not provide an adequate signal to the “coverage hole” that Vodaphone was trying to fill. The Parish Council representatives were surprised to hear that the proposed increase in the capacity of the Pollards Wood mast (see CH/2011/0681/FA above) would not help reception in the area and were of the view that such a huge, intrusive installation at Cokes Lane/Linfields was an excessive solution to an alleged problem affecting very few people. In conclusion, Cllr Drew commented that discussions still had a long way to go, that a formal planning application was awaited and there would no doubt be further discussion at the next Planning Committee meeting scheduled for 28 June 2011.
13. **Date of next meeting:** Tuesday 28 June 2011 at 7.30pm in the Village Hall.
NB The meeting will be preceded by a meeting for Councillors only at 7.15 and will be followed by a short extraordinary meeting of the Council.

Signed.....

Date.....