

Minutes of a Meeting of Little Chalfont Parish Council Planning Committee
Held in the Village Hall, Cokes Lane, Little Chalfont
Tuesday 22 January 2013 at 7.30pm

Present: Cllr B Drew; Cllr J Hinkly; Cllr S Keighley; Cllr V Patel, Cllr M Parker (Chairman) and Cllr D Rafferty.

In attendance: Mrs K Sterling (Assistant Clerk).

Members of the Public: Mr D DeVries; Mr R Funk; Ms C Griffiths; Mr K Hoffmeister; Ms J Hughes-Morgan; Mr D King; Mr A Mann.

1. **Apologies for absence:** Cllr L Hunt.
2. **Approval of the minutes of the meeting held on Wednesday 9th January 2013:** These were approved as a correct record and were signed by the Chairman.
3. **Suspension of standing orders enabling members of the public to speak:** It was agreed that the Chairman should suspend standing orders.
 - I. Mr D King and Mr D DeVries, representing Countryside Properties, outlined the overall proposal and the site location for the proposed development of the Donkey Field. Mr DeVries provided additional detail about the scheme and confirmed that the planning application is for 10 private houses, 18 private flats, 4 affordable houses and 15 affordable flats. Of the affordable properties it is anticipated that 30% will be available on a shared ownership basis and 70% will be rented.
 - II. Members of the Public and Councillors were given the opportunity to ask questions and the following points were raised:
 - a. Will there be any access from Chenies Parade to the site as currently the only access is from Burtons Lane? In response Countryside Properties stated was that the land is not in the ownership of Countryside Properties and it would not currently be safe to allow an access point here.
 - b. The height of some of the buildings is higher than any other nearby properties. In other areas, where this had been allowed, a precedent has then been set. In response, Countryside Properties claimed that the ridge heights were similar to other dwellings locally.
 - c. Traffic issues were raised because of concerns about increased traffic in the area. It was pointed out that there appeared to be inconsistencies and errors in the Transport Statement. Countryside Properties responded that they would be happy to receive details of any inconsistencies and errors and that they would be corrected.
 - d. There would be a lot of construction traffic and there were concerns about where it would park. Countryside Properties assured everyone that construction traffic would all be contained on the site for the duration of the build.
 - e. What will happen to the management of the amenity areas once the development was complete? Countryside Properties responded that this had yet to be confirmed but that it was anticipated that a management company would be formed and that each resident would be expected to pay a small annual fee towards the management of all amenity areas.
 - f. It was suggested that the location of the foul water pumping station in the open space area was somewhat odd. In response Countryside Properties pointed out that the

station was actually very small and would be shielded by vegetation. It was also confirmed that it would not be noisy or smelly.

g. What would be done about the boundary wall with Chenies Parade, which is understood to be in a bad state of repair? Countryside Properties replied that they would need to confirm who owned that boundary. They also confirmed that they would survey the area.

In conclusion Cllr Drew reminded everyone about the LCCA presentations on the 25th and 26th January and the displays that would be available on the 27th and 28th January at the Village Hall. He also explained that the Parish Council would discuss the application at this meeting but that no decisions would be taken until a later meeting.

Reinstating standing orders, Cllr Parker thanked everyone for their contribution.

4. **Declarations of interest:** None.
5. **Approval and noting of items suggested for Any Other Business:** (i) DDPD response on the Parish Council website.
6. **To consider the following applications:**

Application number and address	Summary of Proposed Works	Little Chalfont Parish Council Planning Committee Recommendations
CH/2012/1842/FA Site 101 (Known As The Donkey Field) Burtons Lane Little Chalfont	Redevelopment of site to provide 15 dwellings, of which 33% will be affordable housing, 5 blocks of flats comprising 32 dwellings, of which 56% will be affordable housing, all served by new access from Burtons Lane, with associated car parking, garaging, bin stores and landscaping	Decision to be deferred to the Planning meeting scheduled to be held on Wednesday 13 February at 7.30pm in the Village Hall

Although no decision was made on application CH/2012/1842/FA, it was discussed in detail by the Parish Council Planning Committee and a number of items were highlighted as requiring further investigation or action prior to a decision being made:

- I. The Transport Statement contains a lot of information that is factually incorrect. The Councillors also question the conclusions that have been made from this Statement and require further clarification from Countryside Properties and Bucks CC.
- II. It was agreed that it was a good idea that a Management Company would probably be put in place to manage the amenity areas. However the Council have requested that the Clerk write to Chiltern District Council to confirm these arrangements, and the arrangements for the management of any street lights installed on the site. This should be done as part of any overall discussion about the on-going management of any amenities in new build sites.
- III. The Councillors agreed that the Clerk should write to Transport for Bucks (TfB) to request their view on the impact of the increased traffic that will result from the development.
- IV. It was agreed that that the wording of the 'Summary of proposed Works' which is written by Chiltern District Council is misleading and that the Clerk should let them know.

7. **Decisions of Chiltern District Council's Planning Committee:** An updated list was circulated prior to the meeting. Cllr Parker requested that the Assistant Clerk check with Chiltern District Council that

the appropriate licences are in place for any cafes or restaurants in the Village that have planning permission to place chairs and tables outside their premises.

8. **Appeal notices and decisions:** (i) CH/2012/1244/FA – Thatches, Village Way, Little Chalfont, HP7 9PX – appeal in progress.
9. **Licensing applications:** None.
10. **Enforcement updates:** None.
11. **Any Other Business:** (i) it is noted that the joint Parish Council and Community Association letter of 18 December 2012 to Graham Winwright on the Delivery Development Plan Document (DDPD) had been posted on the Parish Council website.
12. **Date of next meeting:** Wednesday 13 February 2013 at 7.30pm in the Village Hall.

Signed.....

Date.....