

**Minutes of a Meeting of Little Chalfont Parish Council Planning Committee  
Held in the Village Hall on Wednesday 13 February 2013 at 7.30pm**

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

**In attendance:** Mrs J Mason (Clerk).

**Members of the Public:** Mr P Burgess; Mr K Bagary; Mrs J Walford.

1. **Apologies for absence:** None.
2. **Approval of the minutes of the Planning Committee meeting held on Tuesday 22 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:** The Chairman suspended standing orders and Mr P Burgess, speaking as a resident and on behalf of Little Chalfont Community Association, spoke in objection to application CH/2013/0067/FA, Ayasofya, Nightingales Corner. If granted permission, the application would result in the loss of a large and attractive A1 premises; a reduction in the diversity of businesses in the centre of Little Chalfont; an increase in the already excessive number of cafes/food outlets; unacceptable odours; increased litter, and, an exacerbation of existing parking problems. If the application was approved, he asked that conditions be imposed to (i) prevent the provision of a take away service and (ii) an obligation to control litter. Thanking Mr Burgess for his contribution, the Chairman reinstated standing orders.
4. **Declarations of interest:** Cllr Parker stated that he would not comment on application CH/2013/0139/FA, Seletar, as the property belongs to a close neighbour.
5. **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	<b>The Parish Council objects</b> to this application pending the resolution of the transportation, safety and parking issues set out in its response to Chiltern District Council dated 12 February 2013. A further response was discussed and agreed. In summary, this response details further objections including the failure of the proposals to reflect the neighbouring area which is an Established Residential Area of Special Character, the excessive height of the flat/apartment blocks and concerns regarding the efficacy of future arrangements for the maintenance of open spaces and street lighting after the properties have been sold. Copies of both responses are attached to these minutes for ease of reference.

CH/2012/1973/AV The Entertainer Boughton Business Park Bell Lane HP6 6GL	Replacement signage scheme incorporating four internally illuminated signs and three non-illuminated signs	No Objection
CH/2013/0024/FA Coppice Lodge Long Walk Little Chalfont HP9 4AW	Detached garage to front of property	No Objection
CH/2012/1984/FA Priors Doggetts Wood Lane Little Chalfont HP8 4TH	Part two storey, part first floor, part single storey front/side/rear extension, front dormer windows and alterations to fenestration	<b>The Parish Council Objects.</b> This application represents an overdevelopment of the site and is out of character with the immediate surroundings.
CH/2013/0015/FA Merley Cokes Lane Little Chalfont HP8 4TX	Single storey side extension, rear dormer window to provide first floor accommodation in roof space, rear canopy and alterations to fenestration	No Objection. However, if permission is granted the Parish Council suggests that a restriction should be made for any future development, stating that either no windows, or windows only with obscured glass, should be added at or above first floor level on the NE elevation, facing Tanglewood.
CH/2013/0042/FA Misbourne Edge Cokes Lane Little Chalfont HP8 4TA	Single storey side/rear extension, raised patio area including steps and balustrading, and new flue	<b>The Parish Council Objects.</b> This is overdevelopment of a green belt site in the AONB.
CH/2013/0061/FA Grove Dene 80 Amersham road Little Chalfont HP6 6SL	Single storey rear extension and insertion of roof lights into existing single storey rear projection	No Objection
CH/2013/0081/FAE Rosella Nightingales Lane Little Chalfont HP8 4SR	Replacement house with triple garage (extension to time limit of planning permission CH/2010/0288/FAE)	No Objection
CH/2013/0067/FA Ayasofya Ltd Nightingales Corner Little Chalfont HP7 9PY	Change of use of part of ground floor from Use Class A1 (Shop) to Use Class A3 (Restaurant) with associated new shop front and extract ducting/flue/housing	<b>The Parish Council Objects.</b> The change would be inconsistent with CDC policy, and the Parish Council's wishes, to encourage and maintain a variety of shops in the village, the centre of which has 12 eating establishments. Another restaurant is not needed.

		<p>The Parish Council does not want to lose a large and attractive Class A1 (shop) premises in the village.</p> <p>Contrary to the claim made in the Design and Access statement parking is already an issue at the location of the shop and with additional staff as well as a large number of clients this would only get worse.</p> <p>Despite other attempted reassurances in the Design and Access statement, and in view of the experience from another eating establishment very close to the proposed new restaurant, the Parish Council has concerns about the potential risk of unwelcome cooking smells and noise from the proposed change of use.</p> <p>In the unlikely event that permission is granted a restriction should be made that no takeaways are allowed.</p>
CH/2013/0046/FA 1 Birkett Way Little Chalfont HP8 4BH	Single storey front/side/rear extension, front porch, conversion of garage to residential accommodation, fenestration alterations and rooflights to side roof slopes	No Objection
CH/2013/0054/FA Roughwood Croft Nightingales Lane Little Chalfont HP8 4SJ	Demolition of existing outbuilding, erection of detached garage with associated garden walls and gates, extension and external alterations to existing garage to form garden store/workshop, and laying of hardsurfacing	No Objection
CH/2013/0040/FA 162 Amersham Way Little Chalfont HP6 6SG	First floor rear extension and alterations to fenestration	No Objection
CH/2013/0139/FA Seletar Loudhams Wood Lane Little Chalfont HP8 4AP	Front porch and front roof canopy, roof alterations including side gable to hip alteration, roof extension to front gable, glazing to rear roof slope and removal of chimney, part two storey, part first floor, part single storey rear extension,	No Objection

	and fenestration alterations	
CH/2013/0025/FA The White House 8 Latimer Close Little Chalfont HP6 6QS	First floor extension to rear elevation and insertion of dormer window within northern elevation	No Objection
12/01400/FUL London Luton Airport Airport way Luton LU2 9LY	Proposed alterations to Airport Way/Airport Approach Road, infill extensions and alterations to terminal buildings, extensions to existing mid and long term car parks, new taxiway (Foxtrot), extensions to the existing taxiway (Alpha) and aircraft parking	Noted
Certificates of Lawfulness		
CH/2012/1911/SA Little Thatch Cokes Lane Little Chalfont HP8 4TQ	Application for a Certificate of Lawfulness for a proposed operation relating to the erection of a single storey rear extension	No comment
CH/2013/0062/SA Grove Dene 80 Amersham Road Little Chalfont HP6 6SL	Application for a Certificate of Lawfulness for a proposed operation relating to construction of rear dormer, alteration of roof form from a hip to a gable and front roof lights to facilitate loft conversion	No comment

6. To receive 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 updates- carried forward to next meeting.
10. **Date of next meeting:** Wednesday 6 March 2013 at 7.30pm in the Village Hall.

Signed.....

Date.....