

**Minutes of a Meeting of Little Chalfont Parish Council Planning Committee
Held in Little Chalfont Community Library, Cokes Lane, Little Chalfont
Tuesday 9 September at 7.30pm**

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

In attendance: Mrs J Mason, Clerk; Mrs J Mussett, Assistant Clerk.

Members of the public: Mr M Jones.

1. **Apologies for absence:** Cllr J Wyper.
2. **Minutes of the Planning Committee meeting held on Tuesday 19 August 2014:**
These were approved as a correct record and were duly signed by the Chairman.
3. **Proposal to suspend standing orders enabling members of the public to speak (10 mins):** With the agreement of all Councillors present, the Chairman suspended standing orders. Mr M Jones, representing a group of local residents called “The Wasters” spoke in opposition of Buckinghamshire County Council’s planning application CM/59/14 proposing the development of a waste transfer station at London Road East. He outlined the group’s grounds for objection, urged the Parish Council to object similarly and asked that Councillors read his group’s document setting out their arguments in opposition of the scheme. Thanking Mr Jones for his contribution, the Chairman reinstated standing orders.
4. **Declarations of interest:** In respect of application CH/2014/1424/FA, Little Chalfont Surgery, White Lion Road, it was noted that a number of Councillors were patients at the surgery. Regarding CH/2014/1500/FA, Meliden, Loudhams Wood Lane, it was noted that Cllr Parker is a neighbour of the applicants.
5. **Approval by Chairman of items for any other business:** The following was approved: *Advertising boards and signs.*
6. **To consider the following applications:**

Application number and address	Summary of Proposed Works	Little Chalfont Parish Council Planning Committee Recommendation
CH/2014/1395/FA Fairfields, 67 Amersham Road, Little Chalfont, Buckinghamshire, HP6 6SP	Part two story, part single storey side, rear extension and roof lantern over existing side extension	No objection.
CH/2014/1318/FA 2 Nightingales Corner, Little Chalfont, Buckinghamshire, HP7 9PY	Change of use of ground and first floor of building from Use Class A1 (Shop) to Use Class A3 (Restaurant) with associated new shop front and extract ducting/flue/housing	The Parish Council Objects. Its objections are on the same grounds as for the previous application CH/2013/0067/FA, namely: (i) the change would be inconsistent with CDC policy. The Parish Council wishes to encourage and maintain a variety of shops in the village, the centre of which has

		<p>12 eating establishments. Another restaurant is not needed. The Parish Council does not want to lose a large and attractive Class A1 (shop) premises in the village.</p> <p>(ii) 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 the potentially large number of clients, this issue would get worse.</p> <p>(iii) 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>(iv) In the unlikely event that permission is granted, a restriction should be made that no takeaways are allowed.</p>
<p>CH/2014/1424/FA Little Chalfont Surgery, 200 White Lion Road, Little Chalfont, Buckinghamshire, HP7 9NU</p>	<p>Construction of single storey side/rear extension</p>	<p>Following a discussion, it was agreed to defer making a decision until the following evening's Parish Council meeting. This would allow a site visit to take place so that the impact of the proposals could be clarified and an accurate assessment made of the degree of overlooking into neighbouring properties.</p> <p><i>{Note – at the Council meeting on 10 September a recommendation of no objection was recorded and it was agreed to include in the response that the Parish Council supports the application.}</i></p>
<p>CH/2014/1415/FA By The Wood, 60 Chenies Avenue, Little Chalfont, Buckinghamshire, HP6 6PW</p>	<p>First Floor rear extension</p>	<p>No objection.</p>

CH/2014/1447/FA Holm Oak, Cokes Lane, Little Chalfont, Buckinghamshire, HP8 4UD	Variation of condition 2 of planning permission CH/2013/2039/FA so as to allow different roof tiles	No comment.
CH/2014/1439/VRC Former Site of Ranters, 178 White Lion Road, Little Chalfont, Buckinghamshire	Variation of condition 2 of planning permission CH/2008/1664/FA so as to allow the use of different building materials	No comment.
CH/2014/1461/FA Firswood, Burtons Way, Little Chalfont, Chalfont St Giles, Buckinghamshire, HP8 4BP	Detached outbuilding comprising double garage, workshop/storage at ground floor level and storage/hobbies room within the roof space	The Parish Council objects. The proposed site of the outbuilding, its design and materials are incongruous and out of keeping with the street scene.
CM/59/14 Buckinghamshire County Council Highway Services Council Depot, London Road East Amersham	Proposed development of a Waste Transfer at London Road East etc.	It was noted that the Parish Council has until 2 October to lodge any objections to the revised proposals for a waste transfer station at London Road East. Its recommendations regarding this specific application will be finalised at the 30 September meeting of the Planning Committee. In the meantime (i) the Clerk will recirculate the Council's previous objections together with the paper referred to under item 3 above and (ii) Councillors will examine the proposal documentation with a view to assessing whether any issues previously raised have been addressed and whether there are additional changes that need to be commented on .
CH/2014/1487/FA Aynhoe, Doggetts Wood Lane, Little Chalfont, Buckinghamshire, HP8 4TH	Replacement dwelling	No objection.
CH/2014/1500/FA Meliden, Loudhams Wood Lane, Little Chalfont, Chalfont St Giles, Buckinghamshire, HP8 4AP	Part single storey, part two storey front extension	No objection. However, the Parish Council requests that Chiltern District Council asks the applicants to ensure that all construction vehicles, and other vehicles associated with the development, park within the

		grounds of the property, and that precautions are taken during the construction period to minimise the deposit of mud and similar debris on the Lane.
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7. **To receive decisions of Chiltern District Council’s Planning Committee:** These had been previously circulated and were noted.
8. **To receive appeal notices and decisions:** None.
9. **Licensing applications:** None.
10. **Enforcement updates:** None.
11. **Chiltern District Council Sustainable Construction and Renewable Energy Supplementary Planning Document – Public Consultation Document (July 2014):** It was noted that, as agreed, Cllr Parker had submitted the Council’s response to this consultation. (The submission was sent by e-mail on 21 August, and ahead of the response deadline of 8 September.)
12. **Department of Communities and Local Government Technical Consultation on Planning July 2014:** It was agreed to submit the response suggested by Cllr Parker in his 15 August e-mail. The deadline is 26 September.
13. **Donkey Field update (if any) to include adoption of lighting and highways issues:** It was noted that Cllr Parker had continued to press Countryside for a response on suggested names and other matters to no avail.
14. **Any Other Business:**

Advertising boards and signs – Cllr Drew reported that he had asked a number of local businesses to remove unauthorised boards from the middle of pavements and signs from buildings and verges. The Clerk had also taken similar action recently under the Council’s delegated power to assist in the enforcement of the Highways Act in this respect. It was agreed that such action should continue particularly because signs and boards can be a distractions for motorists and a hazard for pedestrians.
15. **Date of next meeting:** Tuesday 30 September at 7.30pm in Little Chalfont Village Hall, Cokes Lane, Little Chalfont.

Signed.....

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