

**Minutes of a Meeting of Little Chalfont Parish Council Planning Committee
Held in the Village Hall, Cokes Lane, Little Chalfont
Tuesday 21 January 2014 at 7.30pm**

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

In Attendance: Mrs J Mason (Clerk).

1. **To receive apologies for absence:** None.
2. **To approve the minutes of the Planning Committee meeting held on Wednesday 8 January 2014:** These were approved as a correct record and were duly signed by the Chairman.
3. **To accept a proposal to suspend standing orders enabling members of the public to speak (10 mins):** Not applicable.
4. **To receive declarations of interest:** Cllr Drew declared an interest in application CH/2014/0017/PNO, The Old Warehouse, Chalfont Station Road, because he is acquainted with the owner.
5. **Chairman to approve items of any other business:** None.
6. **To consider the following applications:**

Application number and address	Summary of Proposed Works	Little Chalfont Parish Council Recommendation
CH/2013/2047/FA Land Between Chenies Parade and Garage Chalfont Station Road Little Chalfont	Redevelopment of site to provide 3 storey building comprising ground floor commercial unit (either Use Class A1 or Use Class A2) and 8 first and second floor flats	Little Chalfont Parish Council objects – see below for detailed reasons*
CH/2014/0017/PNO The Old Warehouse Chalfont Station Road Little Chalfont Buckinghamshire HP7 9PN	PRIOR NOTIFICATION UNDER CLASS J OF PART 1, SCHEDULE 2 OF THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995, AS AMENDED - CHANGE OF USE FROM OFFICE (USE CLASS B1(a)) TO FOUR RESIDENTIAL UNITS (USE CLASS C3)	No objection
CH/2013/2141/FA Spinney, Doggetts Wood Lane, Little Chalfont, Buckinghamshire,	Single storey rear extension, single storey front extension and part rendering of existing dwelling	No objection

HP8 4TJ		
CH/2013/2127/FA 1 Pollards Park House, Nightingales Lane, HP8 4SN	Erection of double garage attached to existing garage	No objection

*(The following wording was agreed by the Committee by email exchange after the discussion at the meeting.) **CH/2013/2047/FA, Land Between Chenies Parade and Garage, Chalfont Station Road, Little Chalfont:**

Little Chalfont Parish Council objects to this application. Previous applications for the development of the site were refused (appeals APP/X0415/A/07/2057618 and APP/X0415/A/09/2117331 refer) on grounds "... that include loss of (public) car-parking space and highway safety, and insufficient outdoor amenity space for future occupiers (of the proposed residential units)". The latest application fails to address any of these issues.

People in Little Chalfont frequently complain about the eye-sore that is the present application site. However, they also complain about the problems with parking on Chenies Parade. A recent survey, organised by the Little Chalfont Community Association (LCCA), produced over 200 responses from its members i.e. a third of those contacted. Of those, 99% said they regularly had to wait to find a legal parking space on the Parade. 95% also said they had been held up on the main road due to vehicles trying to get in to the Parade, blocking through traffic. This current problem would be likely to be exacerbated by the proposed positioning of the 5 public parking spaces on the western boundary of the site, with the lack of space for manoeuvring likely to create additional blockages. This concern is consistent with the Highway Safety issue that was noted by the Inspector at the appeal against refusal of a previous application for this site as " Any congestion within the parking area may lead to vehicles waiting on the public highway, affecting traffic on Chalfont Station Road (the A404) and thus resulting in conditions likely to be prejudicial to highway safety".

The applicants make great store in their suggestion that the service road behind the shops can be used for parking. However, this is private land and about 120 permits have been issued by the management company to allow vehicles owned by residents of the flats above the shops, and shop workers, to park without penalty. The one hour limit, mentioned in this and the previous submission by the applicant, is only for casual shoppers and is a gift of the management company that could easily be cancelled if permit holders started complaining about lack of space for which they have paid.

As an inspector for a previous appeal (APP/X0415/A/09/2117331) has agreed that only one parking space per residential unit is required, we have to accept that situation but there will almost certainly be additional vehicle visits to these units and also to the commercial unit at ground floor level. [The applicant has suggested that the site should be considered as forming part of an established retail centre so no additional parking spaces are required in

relation to the new commercial unit.] Given the chronic lack of parking spaces for shoppers at Chenies Parade before any development at this site, we see no reason to relax the requirement for 8 parking spaces for the commercial/retail unit, as suggested under TR16.

Therefore, we believe that the number of additional parking spaces provided is insufficient and that the development would cause even more congestion and parking problems than at present.

For completeness, the Parish Council does not consider the proposed design of the building to be in keeping with the adjacent street scene, neither does it see a need for the proposed additional commercial/retail space in the village centre.

Finally, we agree with the wording of the draft pre-submission Delivery Development Plan Document, expected to be adopted by CDC shortly, in which it is stated "Planning permission will not be granted for any other use unless the site is redeveloped as part of Proposal O8 and the original number of publicly available car parking spaces are re-provided within the larger development."

With this background, the Parish Council urges Chiltern District Council Planning Committee to refuse this application.

7. **To receive decisions of Chiltern District Council's Planning Committee:** The schedule which had been previously circulated was received and noted.
8. **To receive appeal notices and decisions:** None.
9. **Licensing applications:** None.
10. **Enforcement updates:** None.
11. **Any Other Business:** None.
12. **Date of next meeting:** Wednesday 12 February 2014 at 7.30pm in the Village Hall.

Signed.....

Date.....