

**Minutes of a Meeting of Little Chalfont Parish Council Planning Committee  
Held in Little Chalfont Village Hall, Cokes Lane, Little Chalfont  
Tuesday 21st July 2015 at 7.30pm**

**Present:** Cllr B Drew; Cllr I Griffiths; Cllr C Ingham; Cllr M Parker (Chairman); Cllr V Patel; Cllr D Rafferty; Cllr G Roberts; Cllr J Walford.

**In attendance:** Mrs S Owens (Assistant Clerk).

**Members of the public:** Mrs Lynn Woodward

1. **Apologies for absence:** none
2. **Approval of the minutes of the Planning Committee meeting held on Tuesday 30<sup>th</sup> June 2015:** These were approved as a correct record and were duly signed as such by the Chairman.
3. **To accept a proposal to suspend standing orders enabling members of the public to speak (10 mins):** Mrs Woodward attended the meeting as the owner of the property 2 The Hawthorns (CH/2015/1250/TP). She did not have anything to add to the information given in her Planning Application.
4. **To receive declarations of interest:** none
5. **Chairman to approve items of any other business:**
  - i. Little Istanbul - update
  - ii. 68-78 Elizabeth Avenue - update.
6. **To consider the following applications:**

Application number and address	Summary of Proposed Works	Little Chalfont Parish Council Recommendation
CH/2015/1244/FA - 44 Oakington Avenue Little Chalfont Buckinghamshire HP6 6SX	Single storey outbuilding as garden room	No objection
CH/2015/1205/FA - Woodlea 1 Lodge Lane Little Chalfont Buckinghamshire HP8 4AQ	Single storey front, first floor rear extensions	No objection
CH/2015/1203/FA - Thornhill 2 Lodge Lane Little Chalfont Buckinghamshire HP8 4AQ	Single storey front, first floor rear extension	No objection
CH/2015/1247/FA 146 Elizabeth Avenue Little Chalfont Buckinghamshire HP6 6RG	Single storey front/side extension, first floor rear extension, insertion of six rooflights and two sun	No objection

	tunnels	
CH/2015/1281/FA - Mossville Cokes Lane, Chalfont St Giles, Buckinghamshire HP8 4TQ	Replacement dwelling with attached double garage and partial basement (amendment to planning permission CH/2014/2185/FA)	The Parish Council continues to object on the grounds of overdevelopment.
CH/2015/1270/FA - Land Between Chenies Parade and Garage Chalfont Station Road Little Chalfont Buckinghamshire	Redevelopment of site, construction of three storey building comprising ground floor commercial unit (for use Class A1 or use Class A2) with eight first and second floor apartments	(As summarised by Cllr Parker after the meeting). While the perverse result of the recent appeal is reluctantly accepted, the Parish Council objects to the revised plans on the grounds of the proposed yet further reduction in parking provision. Application CH/2013/2047/FA made unacceptably low provision (in the view of many, including the Parish Council, not least in the context of CDC policy which should have required 24 spaces) for 11 private and 5 public parking spaces, including one disability space in both the private and public area. The current application would exacerbate the adverse impact on public parking with its proposed 12 private and 3 public spaces (none for the disabled), which would result in a net reduction in public parking provision compared with the present spaces used by the public. The Parish Council notes that the production of a construction management plan, to be approved in writing by the local planning authority, is required as item 7 of the agreed Planning Conditions, and since the adjacent Chenies Parade is so important to the vitality of Little Chalfont and since uncontrolled construction traffic could have significant safety issues (eg the backing up of traffic on to the A404) and worsen the current chronic parking issues on Chenies Parade, the Parish Council urges CDC to involve the Parish Council (and, if possible, the Little Chalfont Community Association and members of the

		public) in the consideration, approval and monitoring of this construction management plan. Finally, it is also noted that the applicant appears to have misunderstood the ownership of the relief road and has failed to record its need to consult with Chenies Parade Management Company Limited, not just Bucks County Council.
CH/2015/0819/FA Charlecote Long Walk Little Chalfont Buckinghamshire HP8 4AN	Replacement dwelling	Permission already refused.
CH/2015/1199/PNE - Revelo Ferringo 6 Chenies Avenue Little Chalfont Buckinghamshire HP6 6PR	Single storey rear extension 6.7 metres beyond the existing rear wall of original dwelling	No comment
CH/2015/1188/SA - 11 Old Saw Mill Place Little Chalfont Buckinghamshire HP6 6FJ	Application for a Certificate of Lawfulness for a proposed operation relating to a single storey rear extension, insertion of new door and window to ground floor side elevation	No comment
CH/2015/1250/TP - 2 The Hawthorns Little Chalfont Buckinghamshire HP8 4UJ	Felling of three limes, a pine, an ash, a sycamore and a cherry and pruning of lower branches of two beeches and a lime - all trees protected by a Tree Preservation Order	No comment, although Cllr Rafferty wished it to be recorded in the minutes that he considered the number of trees with a TPO to be felled to be excessive.

7. **To receive decisions of Chiltern District Council's Planning Committee:** The recent decisions were noted.

8. **To receive appeal notices and decisions:**

i.CH/2015/0348/FA Henly. Appeal to the Secretary of State - noted.

ii.CH/2015/0896/FA Trillium 206 White Lion Road. Appeal dismissed.

iii.CH/2015/0101/FA Midway 108 Elizabeth Avenue. Appeal to the Secretary of State - noted.

9. **Licensing applications:** None

10. **Waste transfer station:** Cllr Drew confirmed that a letter had been sent from the Parish Clerk to Cllr Darby at CDC, requesting that CDC does not grant a lease, or dispose of the land, on London Road, that would be required for the proposed waste transfer station.

11. **Planning enforcement decision:** Wenzel’s The Bakers illuminated sign. CDC wrote to the Parish Clerk on the 13<sup>th</sup> July, stating that it considered the sign to benefit from ‘deemed consent’ under The Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and therefore express advertisement consent for the illuminated sign was not required.

12. **Any Other Business:**

- i. Cllr Parker confirmed he had written to CDC to enquire whether the Little Istanbul Restaurant had complied with the conditions set out in its consent for opening. CDC’s response included a statement that it might have been wrong to indicate that expansion of the restaurant was permissible as temporary change of use under the two year rule. CDC has notified the owners and is understood to be taking further legal advice.
- ii. Cllr Drew confirmed that CDC had granted planning permission for the development at 68-78 Elizabeth Avenue (CH/2015/0002/FA) and expressed concern for the current tenants. The developers Paradigm did not have plans to rehouse the commercial tenants and were failing to respond to correspondence. Cllr Drew also expressed concern for residents who use the shops and who would find it difficult to get to the village for provisions. Possible solutions were a minibus to the village, car sharing or alternative temporary premises for the businesses. It was agreed that a letter would be sent to Paradigm from the Parish Clerk, inviting them to a meeting with the Parish Council and a District Councillor, in order to discuss their plans. Cllr Parker agreed to prepare a draft of the letter for review by Cllr Drew before its issue.

13. **Date of next meeting: Tuesday 11<sup>th</sup> August 2015 at Little Chalfont Village Hall, Cokes Lane, Little Chalfont, HP8 4UD at 7.30pm.**

Signed.....

Date.....