

**Minutes of a Meeting of Little Chalfont Parish Council Planning Committee
Held at Little Chalfont Village Hall, Cokes Lane, Little Chalfont
Wednesday 8th March 2017 at 7.30 pm**

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

In attendance: Sallie Matthews (Assistant Parish Clerk)

Members of the public: Cllr Jackson

1. **Apologies for absence:** Cllr M Davis
2. **Approval of the minutes of the Planning Committee meeting held 14th February 2017:** Approved and signed
3. **Proposal to suspend standing orders enabling members of the public to speak:** Not applicable
4. **To receive declarations of interest:** None
5. **Chairman to approve items of any other business:** None
6. **To consider the following applications:**

Application number and address	Summary of Proposed Works	LCPC Planning Committee Recommendation
CH/2016/1876/FA Little Istanbul, Nightingales Corner, Little Chalfont, HP7 9PY	Changes of use of ground floor and first floor from retail (Use Class A1) to restaurant (Use Class A3) with associated new shop front and extract ducting/flue housing (retrospective)	The Parish Council objects, essentially on the same grounds for objection as for previous applications CH/2013/0067/FA , CH/2013/0629/FA and CH/2014/1318/FA, namely: (i) The change would be inconsistent with CDC policy, notwithstanding that CDC apparently decided against enforcement action (enforcement investigation reference : 2015/00107/AB), despite the clear ongoing non-compliance with the conditions of Class D of Part 4 of Schedule 2 of the Town and Country Planning (General Permitted Development (England) Order 2015 (which allows for a temporary flexible change of use including from A1 to A3 for a period of 2 years subject to specified conditions). The Parish Council wishes to encourage and maintain a variety of shops in the village, the centre of which has an excessive proportion of eating establishments. The Parish Council does not want to lose more of the large and attractive Class A1 (shop) premises in the village. (ii) There is no justification (apparent or claimed) for a potentially 118 seater restaurant in the village. (iii) Contrary to the applicant's claim,

		<p>parking is an issue at the location of the restaurant.</p> <p>(iv) The Parish Council has concerns about the effectiveness of controls to minimise the potential risk of unwelcome cooking smells and noise from the proposed change of use.</p> <p>The Parish Council requests that, in the event that permission is granted, (i) a restriction should be made that no takeaways are allowed, and (ii) specifically if the proposed change of use for the first floor area is approved, appropriate sound proofing should be required to the walls of the premises which are adjacent to neighbour's living accommodation, to limit the impact on the neighbour's amenities.</p>
CH/2017/0256/FA 12 Nightingales Corner, Little Chalfont, HP7 9PZ	Changes of use of first and second floor from Use Class 3 (Residential) to use Class D1 (Dental Surgery)	No Objection
CH/2017/0262/VRC Land adjacent to Sarnia, Burtons Lane, Little Chalfont, Bucks	Variation of condition 5 of planning permission CH/2016/1723/FA to allow the carry out of works to trees	The Parish Council objects since the proposal to carry out works to the specified trees (and in particular the removal of the oak tree) conflicts with the reason that condition 5 of CH/2016/1723/FA was imposed, namely to maintain the character of the area.
CH/2017/0266/SA 20 Loudhams Road, Little Chalfont, HP7 9NY	Application for a Certificate of Lawfulness for a proposed operation relating to the erection of a rear roof dormer and two front rooflights to facilitate habitable accommodation in roofspace	No Comment

7. **Decisions of Chiltern District Council's Planning Committee:** The schedule, which had been circulated in advance of the meeting, was received and the content noted.
8. **Appeal notices and decisions:** None
9. **Licensing applications:** None
10. **Any Other Business:** None
11. **Date of next meeting:** 4th April 2017 at Little Chalfont Community Library, Cokes Lane, Little Chalfont, Bucks at 7.30pm.

Signed.....

Date.....

