

**Minutes of a Meeting of Little Chalfont Parish Council Planning Committee
Held in the Library on Tuesday 01 November 2011 at 7.30pm**

Present: Cllr M Dear; Cllr L Hunt (Chairperson); Cllr J Hinkly; Cllr M Parker; Cllr V Patel; Cllr D Rafferty;

In Attendance: Mrs K Sterling (Assistant Clerk)

Members of the Public: Mr M Arnold

1. **Apologies for absence:** Cllr B Drew
2. **Approval of the minutes of the meeting held on Wednesday 12 October 2011:** These were approved as a correct record and were signed by Cllr Hunt.
3. **Suspension of standing orders enabling members of the public to speak:** It was agreed that the Chairperson should suspend standing orders. Mr Arnold spoke in opposition to the appeal CH/2011/0853/RM for the installation of two telecommunications cabinets and telecommunications column at the corner of Linfields. Reinstating standing orders Cllr Hunt thanked Mr Arnold for his contribution.
4. **To receive Declarations of interest:** None
5. **Approval by the Chairperson of items for any other business:** One item was approved (i) CH/2011/0863/OA – 31 Cavendish Close
6. To consider the following applications:

Application number and Address	Summary of Proposed Works	Little Chalfont Parish Council recommendation
CH/2011/60005/BCC Buckinghamshire County Council Highway Services Council Depot London Road East Amersham HP7 9DT	Construction of a Waste Transfer Station for the reception, bulking and transfer of municipal solid waste and commercial and industrial waste of a similar nature, to include the following: (1) A waste transfer building (and bio filter housing), sprinkler tank, pumphouse and refuel point; (2) Improvements to the existing Household Waste Recycling Centre (HWRC) access road from the A413 (including realignment and widening; signage and relocated oil interceptor); (3) An amenity building (including site office accommodation); (4) Two weighbridges; (5) Parking for HGVs and RCVs associated with the operation; staff/visitor parking and cycle shelter; dedicated gated site access from the existing HWRC access road, hard standing and vehicle circulatory areas; (6) Surface water	The Parish Council Object (see below)

	management system (including attenuation pond and discharge to the River Misbourne and diversion of sewer); perimeter and acoustic fencing; CCTV and security/health & safety site lighting; and landscaped areas (including amenity bund)	
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Little Chalfont Parish Council is conscious that waste disposal methods are essential and that, once the principle of incineration has been established, transfer stations are necessary. However the Council objects to this application for the following reasons:

Noise – The Council is aware that existing noise from the present London Road site impacts on residents living in Cokes Lane and other nearby roads. The additional noise generated by the proposed facility will cause distress to many people in the area. There will be noise from the opening and closing of shutter doors. Even though measures will be put in place to reduce the noise of the transfer vehicles reversing warning sounds, other vehicles will have reversing klaxons. In addition there will be the noise that lorries will inevitably produce when driving in and around the site. Within the building, there will be more noise, some of which will be audible and offensive to neighbouring properties.

If a bio-filter is used (see under ‘Odour’), an unspecified amount of further noise will be noticed the extent of which has not been assessed or taken into account in the application.

Odour – The application is ambiguous on the use of a bio-filter. Before any consent is considered, the impact of such a filter must be properly analysed, and, if planning consent is granted, we suggest that the fitting of a bio-filter system should be a condition.

Contamination – The Council is concerned about possible contamination from the operation into the River Misbourne. Even before the site is operational, there will be disturbance of the ground with the construction work. As an old landfill site, there will be contaminants which may be brought to the surface or otherwise displaced into the river.

Transportation – The Council has serious concerns about the access and egress from the site. The A413 is a busy road and there is a junction (Cokes Lane) almost opposite the site entrance. We are not convinced that the proposed (minor) alterations to the site entrance will make for safe traffic management. Large transfer vehicles entering the site will often have to wait in the centre of the road before an opportunity to turn right presents itself. There could be two or more such vehicles waiting at any one time, causing potential problems, especially for other vehicles exiting Cokes Lane and turning right along the A413. Many vehicles, of all sizes, exit from Cokes Lane including a number of school buses during the mid-afternoon period and the Council is very concerned about safety on this junction. HGVs already make up a significant percentage of accidents and this proposal could exacerbate the problem.

We are also concerned that the traffic management within the site will create problems with heavy transfer and other waste disposal vehicles sharing some of the same pathways as private vehicles. A further concern is the fact that vehicles carrying C&I waste will be adding to the total number of vehicle movements. Any increase will increase the noise and odour problems.

Size – there is a danger that the excessive size could mean that, at some time in the future, the amount of waste brought to the site could exceed present expectations e.g. out of County C & I. The height of the building causes concern as it will be obtrusive.

Other issues – The application does not have comprehensive landscaping and lighting scheme proposals. When questioned about this at the public exhibition, a WRG representative stated that these would follow but it is impossible to comment on proposals that are not yet ready for inspection.

It is also noted that the site is in the green belt and an AONB; the Council considers this contrary to the present local development plan and as proposed in new Chiltern Core Strategy		
CH/2011/1524/FA Building 29 The Grove Centre White Lion Road HP7 9LL	Single storey extension (amendment to planning permission CH/2011/1220/FA)	No Objection
CH/2011/1593/FA GE Healthcare PLC The Grove Centre White Lion Road HP7 9LL	Two detached buildings over existing manway ducts	No Objection
CH/2011/1587/FA Thornfield Doggetts Wood Lane HP8 4TH	Front dormer window	The Parish Council Object The Parish Council objected to the previous application (CH/2011/1090/FA) because the overlooking from the dormer windows was an issue and the proposed development was also bulky, overbearing and out of keeping with the street scene. This additional dormer window will only increase the overlooking of this already overdeveloped build.
CH/2011/1595/FA Rye Corner Long Walk HP8 4AW	Two storey side extension to north western flank elevation and two storey side/rear extension to south eastern flank extension	No Objection

7. To consider the following Certificates of Lawfulness:

Application number and Address	Summary of Proposed Works	Little Chalfont Parish Council recommendation
CH/2011/1364/SA Grasmere 101 Elizabeth Avenue Little Chalfont HP6 6RS	Application for a Certificate of Lawfulness for a proposed operation relating to the erection of a single storey rear extension, rear dormer window, conversion of existing garage into habitable accommodation and alterations to the fenestration within the existing elevations	No Objection

8. Decisions of Chiltern District Council's Planning Committee: The list was circulated.

9. **Appeal notices and decisions:** (i) CH/2011/0853/RM — Corner of Linfields, Little Chalfont – Installation of two telecommunications cabinets and telecommunications column – notice received. It was agreed that The Council would send the same letter of objection to the inspector that was sent in opposition to the original application; (ii) CH/2011/0058/FA – Mayflower Cottage, Burtons Lane, Little Chalfont, HP8 4BL – replacement dwelling – appeal dismissed; (iii) Jandra, Maplefield Lane, Little Chalfont, HP8 4TY - Single storey front extension incorporating replacement roof over existing garage, first floor rear extension and replacement brick piers to front boundary – appeal allowed
10. **Licensing applications:** None
11. **Enforcement cases:** None
12. **Draft National Planning Policy Framework :** The Council’s Response to the Consultation was sent to the Rt Hon Greg Clark MP on 10 October 2011
13. **Chiltern District Council Core strategy** –To note that Chiltern District Council Cabinet was meeting on 01 November 2011 at which it would be recommended that the Core Strategy be adopted.
14. **Public Consultation on a Planning Enforcement Policy for Chiltern District Council:**
The Assistant Clerk will formulate a response to CDC agreeing with the document and stating the Parish Council would like to see it implemented. Response to also incorporate changes discussed.
15. **Any Other Business:** (i) CH/2011/0863/OA – 31 Cavendish Close – The deadline for neighbour responses to this application is due before the next planning committee meeting. Cllr M Dear will investigate the application and forward recommendations to the Council prior to the next meeting .
16. **Date of next meeting:** Tuesday 22 November at 7.30pm in the Village Hall

Signed.....

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