

Minutes of a Meeting of Little Chalfont Parish Council Planning Committee
Held at Little Chalfont Village Hall, Cokes Lane, Little Chalfont

Tuesday 30th August 2016 at 7.30 pm

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

In attendance: Mrs Natasha Meldrum (Parish Clerk).

Members of the public: None

1. **Apologies for absence:** Cllr M Davis
2. **Approval of the minutes of the Planning Committee meeting held on Tuesday 9th August 2016:**
Noted and Signed
3. **Proposal to suspend standing orders enabling members of the public to speak:** None
4. **To receive declarations of interest :** None
5. **Chairman to approve items of any other business:** i) Framilode Flue (ii) Craft Beer Shop
iii) LAF Application
6. **To consider the following applications:**

Application number and address	Summary of Proposed Works	LCPC Planning Committee Recommendation
CH/2016/1017/FA 4 Chalfont House Chalfont Station Road, Little Chalfont, HP7 9PS	Replacement Shop Front	No Objection
CH/2016/1395/FA Kenwood, Chalfont Avenue Little Chalfont, HP6 6RF	Increased ridge height. Front and rear dormer windows with side roof light to facilitate habitable accommodation in roof space and fenestration alterations	No Objection
CH/2016/1407/FA 2 Station Approach, Little Chalfont, HP7 9PR	Change of use from (Use Class A3 Cafe) to (Class A5 Hot food takeaway)	Recommendation: No objection. Although we would generally wish to support what we understand to be the CDC policy that no more than 50% of units in an area should provide a food takeaway service, and we appreciate that the approval of this application would result in 3 of 5 units (i.e. 60%) providing a food takeaway service from this block of outlets on Station Approach (if that constitutes an "area" for the application of the CDC policy), the Parish Council is not minded to object to the current

		<p>application. The Parish Council considers that these units in this particular location are unlikely to be considered suitable for general retail purposes and we would prefer to have the No 2 unit in use rather than continuing to stand vacant.</p> <p>However, we wish to stress that our support for (or lack of objection to) the current application must not be taken as a precedent in relation to the application of the aforementioned CDC policy (which the Parish Council would generally support and would do so vehemently in relation to the village centre locations of Chenies Parade and Nightingales Corner).</p>
CH/2016/1393 40 Loudhams Road Little Chalfont, HP7 9NX	Two storey front and single storey rear extensions, widened vehicular access and fenestrations alterations	No Objection
CH/2016/1475 15 Lodge Lane, Little Chalfont, HP7 9NX	First and second floor side extension, second floor rear extension with front roof lights to facilitate habitable accommodations in the roof space, single storey infill front extension and fenestration alterations	The Parish Council objects. The large and prominent dormers proposed at the side and rear would look incongruous beside the adjoining semi-detached property to the south. The first floor side extension reaches further towards the boundary than the one permitted (but not built) in 2006, and is of a more prominent design. It would overbear on the bungalow to the north.
CH/2016/1470/FA Wood Meadow, Burtons Lane, Little Chalfont, HP8 4BA		No Objection

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. **Section 106:** Cllr Parker reported that he had contacted Andrew McDougall, Senior Infrastructure Coordinator at Bucks County Council, regarding his attendance at a Little Chalfont Planning Committee meeting and it has been agreed that he will be attending the meeting to be held on Tuesday 1st November 2016.
11. **Street Furniture:** Cllr Parker informed the committee of the response he had received from Bucks County Council to his question on which establishments in the village who hold a current Table and Chairs licence. It was noted that only KoHo have such a licence. On a separate question to Chiltern District Council about planning permission for outdoor furniture, Cllr Parker had been advised that Rex Bakery, Costa Coffee and Flippetto's had successfully applied for planning approval. After discussion Cllr Parker agreed to investigate whether or not other businesses should have planning permission for street furniture or other types of licences. Cllr Roberts and Cllr Ingham agreed to speak to the Age UK charity shop concerning their products on the pavement outside the shop.
12. **Any Other Business:** i) Cllr Parker to contact Chiltern District Council concerning the Parish Council's compliant about Framilode's flue. ii) The Craftbeer shop will be discussed at a future meeting after Cllr Parker has spoken to CDC licensing about the Craft Beers licence in force.. iii) A LAF proposal was circulated prior to the meeting. This proposal was to extend the bollards that are already in place in the village. The costs to the council will be between £750 to £1000. All Councillors agreed to the proposal to be submitted.
13. **Date of next meeting:** Tuesday 20th September 2016 at Little Chalfont Village Hall, Cokes Lane, Little Chalfont at 7.30pm.

Signed.....

Date.....