

Minutes of a Meeting of Little Chalfont Parish Council Planning Committee
Held in the Village Hall, Cokes Lane, Little Chalfont
Tuesday 20 March 2012 at 7.30pm

Present: Cllr B Drew; Cllr J Hinkly (Chairman); Cllr M Parker; Cllr V Patel (from item 6 onwards) and Cllr D Rafferty.

In attendance: Mrs J Mason (Clerk).

Members of the Public: Cllr D Phillips (Chiltern District Council)

1. **Apologies for absence and appointment of a Chairman for the meeting:** Apologies were received from Cllrs Hunt (Chairman) and Dear (Vice Chairman). It was therefore necessary to appoint a Chairman for the meeting. It was proposed by Cllr Drew and seconded by Cllr Rafferty that Cllr J Hinkly be appointed. This was agreed unanimously.
2. **Approval of the minutes of the meeting held on Tuesday 28 February 2012:** These were approved as a correct record and were signed by the Chairman.
3. **Suspension of standing orders enabling members of the public to speak:** There were no members of the public present who wished to speak.
4. **Declarations of interest:** None.
5. **Approval and noting of items suggested for Any Other Business:** The following items were approved and noted
 (i) Tables placed outside Costa on Chenies Parade (ii) CH/2012/0114/FA, Jocelyns, Harewood Road.

6. Planning Applications:

Application number and address	Summary of Proposed Works	Little Chalfont Parish Council Recommendations
CH/2012/0242/FA 19 Church Grove Little Chalfont HP6 6SH	Single storey rear extension and installation of new flue on West elevation	No objection.
CH/2012/0273/FA Low Manesty 39 Beechwood Avenue Little Chalfont HP6 6PN	Roof over existing dormers	No objection.
CH/2012/0296/FA 9 Old Field Close Little Chalfont HP6 6SU	Part single storey, part first floor side/rear extensions, replacement roof to existing single storey rear projection and new vehicular access with laying of associated hardstanding	No objection.
CH/2012/0316/TP Westside Burtens Lane Little Chalfont HP8 4BS	Felling of an oak tree protected by a Tree Preservation Order	No comment.

7. **Decisions of Chiltern District Council's Planning Committee:** A list of recent decisions was circulated.
8. **Appeal notices and decisions:** None.
9. **Licensing applications:** None.
10. **Enforcement updates:** None.

11. **Chiltern District Council Core Strategy Affordable Housing Supplementary Planning Document:** It was noted that this document had been adopted by CDC on 21 February 2012. A copy is available in the Parish office.
12. **Donkey Field Development** (i) *Feedback from Countryside Properties exhibition in the Village Hall on the 2nd and 3rd March 2012* - a number of Councillors had attended the exhibitions. They had mixed views about the housing densities illustrated. There were, however, shared concerns about speeding, parking and road safety. It was noted that around 300 people had attended the events and over 200 of the questionnaires handed out by the LCCA had been completed, the results of which were currently being analysed. (ii) *To make note and, if appropriate, comment on an e-mail received from Fonthill Care regarding their wish to have a new 40 bed care home in Little Chalfont, possibly on the Donkey Field* - following a discussion it was agreed that there were pros and cons to such a proposal. For example, there are currently no care homes in Little Chalfont and such a development would no doubt be well landscaped. There would probably be less traffic generation and associated problems. However, a care home would be unlikely to fulfil the need for affordable housing and would be difficult to integrate with, and complement, the neighbouring buildings and local area. Similarly, the layout would have to match the prevailing character of development in the area. (Policy CS21: Areas of Little Change refers.) It was agreed that whilst a definitive answer could not and should not be given to Fonthill Care, it would be appropriate for the Clerk to respond by requesting further details and specifics of the development Fonthill would envisage on the site.
13. **Waste Transfer Station** – it was noted that the Clerk had written on 19 March 2012 to the Chief Executive of Chiltern District Council requesting that a lease should not be granted to Buckinghamshire County Council.
14. **Feedback on attendance at Neighbourhood Planning Workshops on 8th March (Cllr Drew) and 14 March (Cllr Parker):** The first had been organised by Action for Market Towns (AFMT) and the second by Chiltern District Council. It was interesting to note the differing emphasis that was given at the two sessions to certain aspects of the subject. CDC's view was that neighbourhood plans seem relevant for a significant change in the use or development of land and/or buildings. However, it was indicated that there would always be alternative approaches within the existing planning framework. (It is possible that a Neighbourhood Plan might have been considered an appropriate vehicle for the Turners Field or Community Park developments, but clearly not now, given their current status.) There is no requirement for the Parish to complete/lead a Neighbourhood Plan, and clearly no deadline for implementation of such plans. The approach advocated by Action for Market Towns was more proactive and encouraged the preparation of Plans so that they were in situ and ready for use as a safeguard should a development proposal emerge. Once approved Plans would have to be taken into account by the planning authorities. AFMT had also indicated that plans could be prepared to deal with single issues, such as parking. Limited funding might be available to assist in the preparation of Plans. In conclusion, it was agreed by the Committee that further thought needed to be given to the subject and certain matters clarified. In the meantime, Cllr Drew undertook to seek the views of the LCCA and report back.
15. **Any Other Business:** (i) *Tables Outside Costa* – it was agreed that the Clerk should make further enquiries of the licensing section at CDC and Transport for Buckinghamshire. She would report back. (ii) CH/2012/0114/FA, Jocelyns, Harewood Road. It was noted that this application had been called into the Planning Committee meeting at CDC scheduled for 29 March. It was agreed not to send anyone to represent the Parish Council.
16. **Date of next meeting:** Wednesday 11 April 2012 at 7.30pm in the Village Hall (followed by a Council meeting).

Signed..... Date.....