

**Minutes of a Meeting of Little Chalfont Parish Council Planning Committee
Held at Little Chalfont Community Library, Cokes Lane, Little Chalfont
Tuesday 3 November 2015 at 7.30 pm**

Present: Cllr B Drew; Cllr M Davis; Cllr I Griffiths; Cllr D Rafferty and Cllr M Parker (Chairman).

In attendance: Mrs J Mason and Miss S Matthews (Assistant Clerk).

Members of the public: None

1. **Apologies for absence:** These were received from Cllr C Ingham; Cllr V Patel; Cllr G Roberts and Cllr J Walford.
2. **Approval of the minutes of the Planning Committee meeting held on Wednesday 14 October 2015:** These were approved as a correct record and were duly signed as such by the Chairman.
3. **Proposal to suspend standing orders enabling members of the public to speak:** None.
4. The Chairman welcomed Sallie Matthews to her first meeting after her recent appointment as Assistant Parish Clerk.
5. **To receive declarations of interest:** None.
6. **Chairman to approve items of any other business** – the following were approved:
 - a) Amazon click and collect box in Chalfont and Latimer station car park;
 - b) Local Plan update.
7. **To consider the following applications:**

Application number and address	Summary of Proposed Works	LCPC Planning Committee Recommendation
CH/2015/1854/FA Totteridge, Long Walk, Little Chalfont, HP8 4AW	Single storey side garage extension	No objection
CH/2015/1908/FA Conifers, Burtons Lane, Little Chalfont, HP8 4BB	Three rear pitched dormers to facilitate habitable accommodation in the roof space re-roofing main house rooflight and replacement of all windows	No objection
CH/2015/1827/FA 52 Chessfield Park, Little Chalfont, HP6 6RX	Extension of existing vehicular access, associated hardstanding parking (retrospective)	Although the Parish Council has no objection to granting retrospective approval for the hardstanding parking, it does have some reservations about possible road safety implications of the extension to the dropped kerb. Therefore, it would ask that permission be granted for this aspect of the application only after specific approval from Transport for Buckinghamshire has been obtained.

8. **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.
9. **Appeal notices and decisions:** APP/X0415/D/15/3110101/CH/2015/0743/FA (amendment to planning application CH/2014/2284/FA), Flowerdene, 60 Oakington Avenue, Little Chalfont, HP6 6SR – *appeal dismissed*. The main issue raised by the inspector was the effect on the living conditions at No 58. The increase in depth would lead to “a more dominant and overbearing effect”.
10. **CH/2015/1759/FA Vodaphone Site Pollards Wood-** To note feedback from CDC planning officer regarding consultation (minute 6, LCPC 22 October 2015 Planning Committee refers): The matter had been raised with the planning officer. He acknowledged that as part of their consultation process Vodaphone had in error contacted Chalfont St Giles rather than Little Chalfont Parish Council (Supplementary Information document on CDC’s website confirms this fact). However, he was of the view that because Little Chalfont Parish Council had had the opportunity to comment on the formal planning application it was unlikely that the decision could be postponed to allow the pre-application consultation to be carried out correctly. Following a discussion it was agreed that
- a) CDC would be asked to request the applicant to demonstrate why it cannot share space on a suitable existing tower elsewhere in the district, rather than construct such a visually intrusive enlarged mast in the AONB area of Pollards Wood;
 - b) CDC would be asked to obtain satisfactory evidence from the applicant that the mast was visibly unobtrusive as they purported. The Parish Council is not convinced of this fact in view of the drawings accompanying the application;
 - c) If approval is given, CDC is requested to receive assurances from the applicant that other network providers would be able to use the mast as well;
 - d) Cllr Parker will contact the appropriate district councillors and request that the application be called in to the next meeting of CDC’s planning committee.
11. **Licensing applications:** None.
12. **Any Other Business:**
- a) *Amazon click and collect box in Chalfont and Latimer station car park* – It was noted that Amazon had installed a click and collect facility, close to the approved Waitrose facility (CH/2014/1993/AV). It was agreed that Cllr Parker would make enquiries as to why no planning application seems to have been made in this case.
 - b) *Local Plan update* – Cllr Parker reported that the Coordination Group had met on 2 November and a further meeting would probably not be held until the CDC Cabinet papers for its 20 December meeting are available. The major issue is the reassessment of Green Belt sites which might then be deemed suitable for future development. Non-Green Belt sites are also being identified. With this in mind Cllr Rafferty will visit a site in Bell Lane and report back to the group.
13. **Date of next meeting:** Tuesday 1st December 2015 at Little Chalfont Community Library, Cokes Lane, Little Chalfont at 7.30pm.

Signed.....

Date.....