

**Minutes of a Meeting of Little Chalfont Parish Council Planning Committee
Held in the Village Hall, Cokes Lane, Little Chalfont
Tuesday 21st April 2015 at 7.30pm**

Present: Cllr B Drew; Cllr J Hinkly; Cllr M Parker (Chairman); Cllr V Patel; Cllr D Rafferty; Cllr J Walford; Cllr J Wyper

In attendance: Mrs N Meldrum (Clerk); Mrs S Owens (Assistant Clerk).

Members of the public: Andrew Blatherwick; Ian Griffiths; Mr D Pitigala

1. **Apologies for absence:** Cllr G Roberts.
2. **Approval of the minutes of the Planning Committee meeting held on Tuesday 24th March 2015:** These were approved as a correct record and were duly signed as such by the Chairman.
3. **To accept a proposal to suspend standing orders enabling members of the public to speak.** Accepted.
4. **Waste Transfer Station:** Andrew Blatherwick said that the applicant (FCC Environment) had submitted a number of changes to the plans, but none of these changed any of the reasons for the objection. FCC Environment had decided they needed to apply for a capacity of 25,000 tonnes of household waste (MSW) with a contingency for 15,000 tonnes for population growth, but he believed that this contingency would clearly be used for commercial and industrial waste (C&I). It was perceived that the public were being misled into believing this was an essential facility because of the need to dispose of household waste, but the application made unsubstantiated claims to justify building a WTS for commercial waste in the Green Belt. There were more suitable alternative sites. Also, and particularly if C&I waste is imported from outside the district, Bucks County Council would not be able to control the routes used for delivery to the site (as it would for MSW). There would be more commercial vehicles going to the site and this could potentially cause more accidents on what was already a dangerous London Road. The deadline for comments had now been extended as planning notifications had to be published in the local newspapers. Andrew Blatherwick requested that Little Chalfont Parish Council restate their objections to the WTS.
5. **To receive declarations of interest:** None.
6. **Chairman to approve items of any other business:**
 - i. Gambling Act Letter
 - ii. Ayasofya/Chalfont Interiors
 - iii. Old Post Office
7. **To consider the following applications:**

Application number and address	Summary of Proposed Works	Little Chalfont Parish Council Recommendation
CH/2015/0518/FA Waverley, Harewood Road, Little Chalfont, Chalfont St	Replacement dwelling, attached garage	No objection

Giles, Buckinghamshire, HP8 4UB		
CH/2015/0483/FA 43 Chessfield Park, Little Chalfont, Buckinghamshire, HP6 6RU	Single storey side rear extension	No objection
CH/2015/0491/FA Larchwood, Burtons Lane, Little Chalfont, Chalfont St Giles, Buckinghamshire, HP8 4BL	Two storey front extension	No objection
CH/2015/0465/FA 7 Loudhams Road, Little Chalfont, Amersham, Buckinghamshire, HP7 9NY	Single storey front extension	No objection
CH/2015/0463/FA Fairfields, 67 Amersham Road, Little Chalfont, Buckinghamshire, HP6 6SP	Part two storey, part single storey side/rear extension, removal of chimney, widening of vehicular access, erection of new boundary wall to the front	No objection
CH/2015/0469/FA 11 Westwood Close, Little Chalfont, Buckinghamshire, HP6 6RP	Part single storey, part two storey side rear extensions	No objection
CH/2015/0620/FA 36 Beechwood Avenue Little Chalfont Amersham Buckinghamshire HP6 6PN	Pitched roof to front single storey projection, fenestration alteration to internal garage to facilitate habitable accommodation, single storey rear extension	No objection
CH/2015/0417/FA Wainhill Long Walk Little Chalfont Chalfont St Giles Buckinghamshire HP8 4AN	Single storey rear infill extension, single storey side/rear extension, first floor rear extension incorporating the insertion of three rear dormers and four rooflights to facilitate habitable accommodation in roof space	No objection
CH/2015/0556/FA Former site of Copse Hatch, Burtons Lane, Little Chalfont, Buckinghamshire	Alterations to vehicular access including the erection of front garden wall and gate	The Parish Council objects on the grounds that the height and nature of the wall and gate are not in keeping with the street scene. The Council has no objection to the repositioning of the access area.

8. **To receive decisions of Chiltern District Council's Planning Committee:** The recent decisions were noted. An updated sheet will be circulated to Councillors.
9. **To receive appeal notices and decisions:**
 - i. **Land on the west side of Lodge Lane:** It was agreed that Little Chalfont Parish Council should continue to register its objections. Cllr Parker said that the postcode of the site must be incorrect as postcodes cannot be issued to houses that have yet to be built. Cllr Parker agreed to register an objection with the Inspectorate largely restating the objections to the plan from Little Chalfont Parish Council, but including a paragraph stating that any approval of this application should not set a precedent.
 - ii. **19 Latimer Close:** CDC has refused the application and it has gone to appeal.
 - iii. **Land to the rear of Nightingales Corner:** CDC has refused permission and the appeal has been dismissed by the Planning Inspectorate.
 - iv. **206 White Lion Road:** Noted
10. **Licensing applications:** None
11. **Waste transfer station:** Cllr Parker confirmed his agreement with the comments made by Andrew Blatherwick and agreed to draft a submission for another objection.
12. **Local Plan – update:** None
13. **Donkey Field update:** The LCCA is now starting to take a stronger line with Countryside as it has decided that the developers had failed to honour previous promises. The parking situation had slightly improved as there was now some parking on site, but was still causing difficulties for the local community.
14. **Signage:** CDC had been contacted about the installation of an illuminated sign at Wenzel's the Bakers, but no response had yet been received. It was noted that the A board at the White Lion Pub had been moved and was no longer causing an obstruction. The owner of a local business was planning to attend the next meeting to discuss the options for signage in the village. Cllr Parker had accepted an offer from CDC to investigate issues of signage.
15. **Revised road allocations for Councillors:** It was agreed that whilst there were only six Parish Councillors, the roads previously covered by Cllr Hinkly and Cllr Wyper would be allocated on an ad hoc basis, with the aim of a more even distribution of applications for each Councillor to consider at each meeting. The road allocations would be reviewed once the Council was operating with the fuller quota of Councillors.
16. **Any Other Business:**
 - i. **Gambling Act Statement:** A letter had been received from CDC about the Gambling Act 2005 Statement of Principles. A link would be provided to Councillors so that they could review the letter and comment where necessary.
 - ii. **Ayasofya/Chalfont Interiors:** An application to turn these premises into a restaurant had twice been refused. However, it appeared that the whole of the ground floor was being fitted out as a restaurant. This would result in too many eating places compared to retail units in the village. Cllr Parker agreed to investigate further at the following evening's LCCA Committee meeting, but expected to inform CDC that there appeared to have been a breach of planning approval.
 - iii. **Old Post Office Storage:** Cllr Drew said that this premises had been used for storage rather than as a shop for a long time and therefore the owners should have made an application for change of use. It would be preferable for this unit to be let as a shop. Cllr Parker agreed to liaise

with LCCA about the issue, and would then consider asking CDC to determine the necessary approval.

17. **Date of next meeting: Tuesday 19th May 2015 at Little Chalfont Village Hall, Cokes Lane, Little Chalfont, HP8 4UD at 7.30pm.**

Signed.....

Date.....