

**Minutes of a Meeting of Little Chalfont Parish Council Planning Committee Held on Tuesday 3 February 2009 in the Village Library at 7.30pm.**

**Present:** Cllr B Drew, Cllr C Gibbs, Cllr C Ingham (Chairman), Cllr A Tate, Cllr G Smith and Cllr F Wilkinson.

**In Attendance:** Mrs J Mason (Clerk), Mrs K Sterling (Assistant Clerk) and Mrs L Hunt.

**Members of the Public:** Mr P Chappell, Ms N Chappell, Mr and Mrs S Allen and Mr M Mason.

**1. Apologies for absence:**

**2. Minutes deferred to next meeting:** It was agreed that the approval of the previous minutes be deferred until the 24 February meeting.

**3. Suspension of standing orders enabling members of the public to speak :** The Chairman suspended standing orders and Mr P Chappell spoke in objection to application CH/2008/2031, putting the case that the proposed development was out of character with the street scene, resulting in visual coalescence detrimental to the appearance of the road. The Chairman thanked Mr Chappell for his comments and reintroduced standing orders.

**4. Planning Recommendations:** The Planning Committee made the following recommendations:

**CH/2008/2039/FA “Progress Bakery”, 13 Chenies Parade**

The Parish Council object for the following reasons:

- We remain concerned that the arrangements for fume extraction may be unsatisfactory, but this is a technical judgment for CDC.
- The statement in 4.11 of the Design and Access Statement that the proposed opening hours are “well within the limits” of the period 0900 to 2300 is contradicted by the statement in 4.3 that the proposed hours begin at 0800.
- Opening at 0800 is too early. Preparatory work in the cafe could disturb local residents with noise from about 0700.
- In spite of the hours proposed in 4.3 of the Design and Access Statement, we note the hint in 4.11 that an application for evening opening might follow. Furthermore it is not clear what is meant by “early evening” in 4.18. Evening opening would bring further disturbance to residents.
- The applicant proposes to serve “traditional English cuisine (Breakfast/Bistro)” (4.3). There is already a large cafe serving this less than 100 yards from the application site. We know of no demand for another.
- A new cafe would make no positive contribution to the vitality and viability of this part of the shopping centre and would detract from it by the loss of one of the few remaining retail shops.

**CH/2008/2031/FA 43, Beechwood Close**

The Parish Council object for the following reasons:

- Gaps between the houses above garage level, giving views of greenery or sky, are an attractive feature of the street scene in Beechwood Close.
- The first floor extension would hide much of this view between numbers 43 and 44, reducing amenity and pleasantness of place. If this extension were permitted and widely repeated in the road, the street scene would change its appearance from leafy to urban.
- The first floor extension would significantly close the gap with number 44 at that level, with an overbearing appearance.

**CH/2008/2040/SA 43, Beechwood Close, Application for Certificate of Lawfulness**

The Parish Council has no objection.

5. **Date of next meeting:** Tuesday 24 February 2009 at 7.30pm in the Village Hall.

**Signed**.....

**Date**.....