

**Minutes of a Meeting of Little Chalfont Parish Council Planning Committee
Held at the Village Hall on Tuesday 20 October 2009 at 7.30pm.**

Present: Cllr M Dale; Cllr B Drew; Cllr C Ingham (Chairman), Cllr C Gibbs, Cllr L Hunt, Cllr F Wilkinson and Cllr G Smith

In attendance: Mrs K Sterling (Assistant Clerk)

Members of Public: Cllr D Phillips

1. **Apologies for absence:** None
2. **Minutes of meeting held on Tuesday 29 September 2009:** These were approved as a correct record and signed by the Chairman.
3. **Suspension of Standing Orders:** There were no members of public wishing to speak.
4. **To receive declarations of interest:** None.
5. **Items suggested for Any Other Business:** (i) Core Strategy
6. **To consider the following applications:**

Application number and address	Summary of Proposed Works	Little Chalfont Planning Committee Recommendation
CH/2009/1232/OA Land Between Chenies Parade And Garage Chalfont Station Road Little Chalfont	Redevelopment of site to provide a 3 storey building comprising 9 no. 2 bedroom flats with undercroft parking	The Parish Council would not object to the use of this site for appropriate housing (noting that so far this is only an outline application, and that the proposals illustrated may not be final), provided that this is combined with sixteen additional public parking spaces of the regulation size (4.88m x 2.44m) available for free short-term parking by shoppers. Effective measures must be taken to prevent commuter parking, other long term parking, or overspill parking by the residents of the proposed flats.
CH/2009/1266/FA Former Site Of Bendrose Corner Finch Lane Amersham	Two storey front extension	The Parish Council object. The proposed extension would be a large addition to this building in the green belt, which we consider is already out of keeping with the surrounding dwellings (see our recommendation on application CH/2007/1490/FA). We do not think the fact that the proposed development is partly screened by trees is a material consideration when built form is extended into the green belt.
CH/2009/1333/FA Former Site Of Willow Trees Park Grove Little Chalfont	Replacement Dwelling	No objection
CH/2009/1283/SA 32 Beechwood Close	Application for a certificate of lawfulness for a	The Parish Council object. The proposed large flat-roofed dormer at the rear, reaching to crown level, is out of keeping with other houses in the surrounding area. It will appear overbearing from most

Little Chalfont Amersham HP6 6QX	proposed operation relating to a roof extension, a dormer window in rear roof slope and two rooflights in front roof slope to facilitate loft conversion.	angles. Large flat roofs are not a characteristic of the area, and should not be permitted. The new dormer window at third floor level will create additional overlooking of neighbouring gardens, damaging the privacy and amenity of neighbours.
CH/2009/1330/FA Brambles Burtons Lane Little Chalfont HP8 4BQ	Part two storey, part first floor side/rear extension, detached double garage, laying of hardstanding and rendering of existing walls.	No objection
CH/2009/1282/FA Woodcote Burtons Lane Little Chalfont HP8 4BA	Detached double garage	No objection
CH/2009/1392/FA 16 Chenies Avenue Little Chalfont HP6 6PR	Two storey front extension and raised roof extension incorporating a rear dormer window and a pitched roof over existing single storey front projection	No objection
CH/2009/1363/FA 13 Chenies Parade Little Chalfont HP7 9PH	Change of use of ground floor from sandwich bar/bakery (Use Class A1) to cafe/restaurant (Use Class A3), replacement shop front and new flue	<p>The Parish Council object:- The industrial strength fume extraction system now proposed seems inappropriate for use in this partly residential block, in a residential neighbourhood.</p> <ul style="list-style-type: none"> · The statement in 4.16 of the Design and Access Statement that the proposed opening hours are “well within the limits” of the period 0900 to 2300 is shown to be false 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 4.16 that an application for evening opening might follow. Furthermore it is not clear what is meant by “early evening” in 4.23. Evening opening would

		<p>bring further disturbance to residents.</p> <ul style="list-style-type: none"> · The applicant proposes to serve “traditional English cuisine (Breakfast/Bistro)”. There is already a large cafe serving this less than 100 yards from the application site. We know of no demand for another. In view of the large number of hot food outlets already in this small village the proposal would not add to “diversity”. · 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.
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7. Decisions of Chiltern District Council’s Planning Committee: An updated list was circulated.

8. Appeal notices and decisions: None

9. Licensing applications: None

10. Enforcement issues: None

11. Update on Little Chalfont Golf Club Appeal: Cllr Drew gave a brief update from his attendance at the Appeal and Cllr Ingham thanked Cllr Drew for attending.

13. Any other business: (i) Core Strategy: Cllr Ingham said that the Little Chalfont Community Association shared the concerns expressed in the Committee's response to CDC's consultation letter. Residents objected to the disproportionate number of new dwellings allocated to Little Chalfont and to the pressure this would put on local services. It had been suggested that further action was required to bring home to CDC the strength of local feeling. It was agreed that the Chairman would pursue this with interested parties and report back to the Committee in December.

14. Date of next meeting: Wednesday 11 November at 7.30pm

Signed.....

Date.....