

Minutes of a Meeting of Little Chalfont Parish Council Planning Committee Working Party
Held at Little Chalfont Village Hall, Cokes Lane, Little Chalfont
Wednesday 10th December 2025 at 19.00pm

Members present: Cllr C Holmes (Chairman), Cllr J Walford, Cllr D Nussbaum, Cllr V Davies, and Cllr P O'Connor.

In attendance: S Butcher (Assistant Parish Clerk) and S Matthews (Parish Clerk).

Members of the public: Cllr M Tett (Item 6) (Buckinghamshire Councillor)

1. **Apologies for absence:** Cllr T Gatherum (Parish Council).
2. **Approval of the minutes of the Planning Committee meeting held 5th November 2025:** The minutes were approved, and signed by the chairman.
3. **Suspension to standing orders enabling members of the public to speak:** Not required.
4. **To receive declarations of interest:** Cllr V Davies is a neighbour, of one of the below planning applications.
5. **Chairman to approve items of any other business:** The clerk had a received an email from a member of the public, regarding the proposed build out to the railway bridge (next to Network Rail bridge), Lodge lane, Little Chalfont, Bucks.
6. **To consider the following applications:**

Application number and address	Summary of proposed work	LCPC Planning Committee Recommendation
PL/25/5092/SA 21 Bedford Avenue, Little Chalfont, Buckinghamshire, HP6 6PT	Certificate of Lawfulness for Proposed loft conversion with hip to gable roof extension and rear dormer	No comment.
PL/25/4494/VRC Little Chalfont Park, Land Between Lodge Lane and, Burtons Lane, Little Chalfont, Buckinghamshire	Variation of condition 5 (approved plans) of planning permission PL/24/3794/VRC relating to variations to the original permission PL/21/4632/OA (Outline application for the demolition of all existing buildings and the erection of residential dwellings including affordable housing, custom build (Use Class C3), retirement homes and care home (Use Class C2), new vehicular access point off Burtons Lane, improvements to existing Lodge Lane access including works to Lodge Lane and Church Grove, new pedestrian and cycle access at Oakington Avenue including construction of new pedestrian and cycle bridge and associated highway works, a local centre including a community building (Use Classes E(a)(b)(e), F2(b)), land safeguarded for educational use (Use Classes E(f) and F1(a)), public open space and associated infrastructure (matters to be considered at this stage: Burtons Lane and Lodge Lane access)) to allow for relocation of drainage basin; realignment of primary and secondary streets; removal of custom homes location; reconfiguration of retirement	Little Chalfont Parish Council and Little Chalfont Community Association have no comments on the proposed amendments apart from the last two proposed amendments. The proposed fifth amendment covering reconfiguration of the residential parcel in the southwestern corner of the Eastern Parcel is accepted on the condition that building work does not encroach on the dry valley beyond what has been approved in the Outline Planning Permission. The sixth proposed amendment to the height of Block D in the Northern Parcel is not accepted as it exceeds the building height approved under the Outline Planning Permission and the increased ridge height will appear imposing when viewed from existing properties on Oakington Avenue.

	parcel, public open space and residential parcel; and increase in height to Block D	
PL/25/4501/DE Little Chalfont Park Land Between Lodge Lane and Burtons Lane Little Chalfont Buckinghamshire	Reserved matters application (details relating to access, appearance, landscaping, layout and scale) pursuant to conditions 1 (reserved matters), 13 (estate roads), 14 (walking/cycling phasing), 15 (parking and garages) ,16 (refuse), 17 (energy and sustainability), 23 (levels Northern and Eastern Parcel), 26 (noise assessment), and 29 (sustainable drainage) of planning permission reference PL/24/3794/VRC for 292 residential units (Use Class C3) and a Local Centre (289 sqm) (Use Class E), together with associated infrastructure including landscaping, levelling works, drainage and car and cycle parking.	Little Chalfont Parish Council and the Little Chalfont Community Association do not object to this application, subject to the following: <ul style="list-style-type: none">• The number of private parking spaces associated with the apartments is increased to ensure consistency with relevant Bucks Council guidelines.• The height of Block D is reduced to comply with the Outline Planning Permission.• Suitable legal obligations are placed on the owners of the new houses along the buffer zone with Village Way to maintain the buffer zone in a suitable and natural condition.• All relevant plans to show the mitigation features such as the bat lofts, bat boxes, bird boxes and wildlife kerbs etc.
PL/25/5010/TP Land at Snells Wood Court, Little Chalfont, Buckinghamshire	T24 Walnut - Crown reduce height and sides by approx. 2-3m. (TPO/1989/014)	No comment.
PL/25/5021/TP Land at Snells Wood Court, Little Chalfont, Buckinghamshire	Various tree surgery, in accordance with that shown on the application form. (TPO/1989/014)	No comment.
PL/25/4480/TP 5 Appleton Close, Little Chalfont, Buckinghamshire, HP7 9QQ	Reduce height by 4-5 metres to suitable large lateral pruning points, and reduce lateral growth over Snell's Lane by 2.5-3.5 metres to reduce pressure on stem inclusions and lateral weight over road after a couple of significant limb failures x 1 Field Maple (T1)	No comment.
PL/25/4227/FA Kenscot , 21 Church Grove, Little Chalfont, Buckinghamshire, HP6 6SH	Installation of cladding between front dormers incorporating removal of pitched roof section.	No objection.
PL/25/4264/FA 30 Beechwood Close, Little Chalfont, Buckinghamshire, HP6 6QX	Single storey rear / side / front extension, replacement rear dormer window and widening of the existing vehicular access	No objection.
PL/25/3865/FA Little Chalfont Park (Land To The Southeast Of Little Chalfont), Lodge Lane, Little Chalfont, Buckinghamshire, HP8 4AJ	Erection of temporary sales suite, including car parking, access to Burtons Lane and landscaping.	Already decided.
PL/25/4350/FA Wheelgates , Loudhams Wood Lane, Little Chalfont, Buckinghamshire, HP8 4AR	Front porch and loft conversion into habitable accommodation incorporating roof extension including increase in ridge height, rear dormer and front and side roof lights and solar panels together with fenestration alterations including installation of first floor rear juliet balcony.	No objection.

PL/25/4520/FA 51 Beechwood Close, Little Chalfont, Buckinghamshire, HP6 6QU	Part double part single storey rear extension.	No objection.
PL/25/5565/TP The Paddock, 13 Brayfield Lane, Little Chalfont, Buckinghamshire	T1 - Plane - Reduce crown height by 2 metres , Reduce lateral branches by up to 3 metres Reduce lateral growth by 2 metres overall radius 4 metres. T2 - Oak – Reduce crown height by 3 metres, Reduce lateral branches by 2 metres and 3 metres. Reduce overall radius by 4 metres. Thin Crown by 10 percent.(TPO/2012/003).	No comment.
PL/25/5787/PNE 2 Bendrose Cottages, White Lion Road, Little Chalfont, Buckinghamshire, HP7 9LN	Notification under The Town and Country Planning (General Permitted Development) Order 2015, Part 1 of Schedule 2 Class A for: single storey rear and side extension (depth extending from the original rear wall of 4.00 metres, maximum height 2.90 metres, eaves height 2.70 metres)	No comment.
PL/25/5947/PNE 51 Westwood Drive Little Chalfont Buckinghamshire HP6 6RW	Notification under The Town and Country Planning (General Permitted Development) Order 2015, Part 1 of Schedule 2 Class A for: single storey rear extension (depth extending from the original rear wall of 6.00 metres, maximum height 3.00 metres, eaves height 2.80 metres)	No comment.
PL/25/5557/NMA Silvermere Park Grove Little Chalfont Buckinghamshire HP8 4BG	Proposed non-material amendment to permission for (Demolition of existing bungalow and erection of a single storey three bedroom house including utilizing the loft space. New vehicular access) granted under planning reference PL/24/1708/FA - To allow for the approved loft layout to include 2no. additional bedrooms and amend the description of development to refer to a five-bedroom house instead of a three-bedroom house	No comment.
PL/25/5634/VRC Iffley Loudhams Wood Lane Little Chalfont Buckinghamshire HP8 4AP	Variation of condition 8 (Approved Plans) attached to planning permission PL/24/0394/FA (Demolition of a detached house and erection of a detached house with associated 2 parking spaces, with access off Loudhams Wood Lane.) to allow for amendments to approved plans.	The parish council objects on the grounds that the scale of the development has been increased without the provisions of detailed measurements setting out what these are; and the extension of the front building line, not only from the existing/previous building and the approved plans, but of all neighbouring properties. This goes beyond a variation of the permission granted and should be subject to a new full application.

7. **Decisions of Buckinghamshire Council's Planning Committee:** These had been circulated and were noted.
8. **Appeal notices and decisions:** None.
9. **Licensing:** : None.
10. **Little Chalfont Park Update:** Cllr Holmes circulated papers before the meeting. Please refer to planning applications, PL/25/4494/VRC, PL/25/4501/DE and PL/25/3865/FA for the recommendations from Little Chalfont Parish Council and LCCA.
11. **Any other business:** The clerk had received an email from a member of the public, regarding the Proposed build-out to the railway bridge in Lodge Lane (next to Network Rail bridge), Little Chalfont – Little Chalfont

LCPC Planning Committee Working Party 10^h December 2025 | 3

Parish Council Planning Committee Working Party reviewed the email and it was decided that the clerk would email the member of the public, recommending they contact Buckinghamshire Highways Department.

12. Date of next meeting: Wednesday 14th January 2026 at 19.00 Little Chalfont Village Hall.

Signature.....

Date:.....