

**Minutes of a Meeting of Little Chalfont Parish Council Planning Committee Working Party  
Held at Little Chalfont Village Hall, Cokes Lane, Little Chalfont  
Wednesday 13<sup>th</sup> August 2025 at 19.30pm**

**Members present:** Cllr C Holmes (Chairman), Cllr J Walford, Cllr D Nussbaum, Cllr V Davies, Cllr P O'Connor and Cllr T Gatherum.

**In attendance:** S Butcher (Assistant Parish Clerk).

**Members of the public:** Cllr C Jackson and Cllr S Rouse – Buckinghamshire Councillors.

1. **Apologies for absence:** Cllr M Tett (Buckinghamshire Council).
2. **Approval of the minutes of the Planning Committee meeting held 16<sup>th</sup> July 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 C Holmes is a neighbour, of one of the below planning applications.
5. **Chairman to approve items of any other business:** None.
6. **To consider the following applications:**

| <b>Application number and address</b>                                                              | <b>Summary of proposed work</b>                                                                                                                                                           | <b>LCPC Planning Committee Recommendation</b>                                                                                                                                                                                                                   |
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| <b>PL/25/1756/FA</b><br>Dryden House, Burtons Way,<br>Little Chalfont,<br>Buckinghamshire, HP8 4BW | Extension and the remodeling of the property with additional attic accommodation and link to existing garage.                                                                             | No objection.                                                                                                                                                                                                                                                   |
| <b>PL/25/1759/EU</b><br>51 Westwood Drive, Little Chalfont, Buckinghamshire, HP6 6RW               | Hip To Gable Roof, Dormer Extension                                                                                                                                                       | The parish council does not object to the principle of the proposed extension but does object to the proposed velux windows to the front as being detrimental to the street scene and the proposed French doors to the rear due to impact on neighbour privacy. |
| <b>PL/25/1786/FA</b><br>47 Westwood Drive, Little Chalfont, Buckinghamshire, HP6 6RW               | Roof Extension, First floor Part Rear Extension, Roof Alterations with Addition of Small Pitched Dormer Window in Rear, Amendments to Prior Approved Single Storey Larger Rear Extension. | The parish council objects to the proposed extension as the proposed velux windows to the front will be detrimental to the street scene and the proposed side loft windows will impact neighbour privacy.                                                       |
| <b>PL/25/1925/FA</b><br>Juniper Cottage, Village Way, Little Chalfont, Buckinghamshire, HP7 9PX,   | Part single/part two storey front/side/rear extension with new roof to create two storey dwelling. Loft Conversion                                                                        | No objection.                                                                                                                                                                                                                                                   |
| <b>PL/25/2290/TP</b><br>Pimba , Snells Lane, Little Chalfont, Buckinghamshire, HP7 9QN             | T1 oak - reduce canopy overhanging driveway by 2-3m laterally and 2.5-3.5m vertically. (TPO/1988/037)                                                                                     | No comment.                                                                                                                                                                                                                                                     |
| <b>PL/25/1988/FA</b><br>56 Oakington Avenue, Little Chalfont, Buckinghamshire, HP6 6ST,            | Re-submission of PL/25/0853/FA to convert bungalow loft to habitable use including front and side dormers.                                                                                | No objection.                                                                                                                                                                                                                                                   |
| <b>PL/25/2008/FA</b><br>33 Cavendish Close, Little Chalfont, Buckinghamshire, HP6 6QE              | Single storey front, side and rear extension                                                                                                                                              | No objection.                                                                                                                                                                                                                                                   |

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| <b>PL/25/1995/FA</b><br><b>Linley, 56 Chenies Avenue,</b><br><b>Little Chalfont,</b><br><b>Buckinghamshire, HP6 6PW,</b>                                          | Part 2 storey, part single storey rear extension, addition of cladding to 1st floor and part conversion of garage to habitable use                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | No objection.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>PL/25/2139/FA</b><br><b>28 Bedford Avenue, Little</b><br><b>Chalfont, Buckinghamshire,</b><br><b>HP6 6PS</b>                                                   | Single storey rear extension, first floor side extension and loft conversion to include rear dormer.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | The parish council objects to the proposed extension as the proposed velux window to the front will be detrimental to the street scene.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>PL/25/2118/FA</b><br><b>Wynchmore, 7 Chenies Avenue,</b><br><b>Little Chalfont,</b><br><b>Buckinghamshire, HP6 6PR</b>                                         | Full width double storey rear extension, to include new raised roof. Single storey side extension to house new garage                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | The parish council objects. The increased roof height and velux windows in the front would be detrimental to the street scene. The parish council has concerns about increased light pollution from the 5 velux windows in the roof.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>PL/25/1896/FA</b><br><b>The Flat, Five Diamonds,</b><br><b>Nightingales Lane, Little</b><br><b>Chalfont, Buckinghamshire,</b><br><b>HP8</b><br><b>4SN</b>      | Replacement of existing ancillary cottage, flat and garaging with single annexe and garaging ancillary to the main house. Alteration to vehicular access                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | No objection.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>PL/25/2069/FA</b><br><b>4 Ashmead Place, Little</b><br><b>Chalfont, Buckinghamshire,</b><br><b>HP7 9NZ</b>                                                     | Single storey rear extension, no.2 dormer windows to the rear roof slope with no.1 roof light to the side roof slope and no.2 roof lights to the front roof slope                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | The parish council does not object to the principle of the proposed extension but does object to the proposed velux windows to the front as being detrimental to the street scene and the proposed full-length loft window to the rear due to impact on neighbour privacy.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>PL/25/1884/FA</b><br><b>Suniholm, 81 Amersham Road,</b><br><b>Little Chalfont,</b><br><b>Buckinghamshire, HP6 6SP</b>                                          | Double storey side, single storey rear, extension to garage with conversion, roof alterations including raising the ridge height to accommodate loft extension and rear dormer windows.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | No objection.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>PL/25/2105/CONDA</b><br><b>Little Chalfont Park, Land South</b><br><b>and East Of Little Chalfont,</b><br><b>Little Chalfont , Amersham,</b><br><b>HP8 4BL</b> | Approval of condition 22 (construction ecological management plan) of planning 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)) | <p>Little Chalfont Parish Council and Little Chalfont Community Association object to the CEcMP document for the following reasons:</p> <ol style="list-style-type: none"> <li>1. Planning Condition References: text referencing planning condition 21 should be amended to reflect planning condition 22 (Para 1.1.3).</li> <li>2. Woodlands: text referencing mature woodland should be amended to reference ancient woodland (Para 1.2.1).</li> <li>3. Lines of Communication: clarity needs to be provided regarding the “responsible persons” and “ lines of communications”.</li> <li>4. Site Manager: further clarity needs to be provided in relation to the role and responsibilities of the Site Manager in relation to implementation versus accountability.</li> </ol> |
| <b>PL/25/2087/CONDA</b><br><b>Little Chalfont Park Land South</b><br><b>and East Of Little Chalfont Little</b><br><b>Chalfont Amersham HP8 4BL</b>                | Approval of condition 25 (tree protection) of planning permission PL/21/4632/OA (Outline application for the demolition of all existing buildings and the erection of residential dwellings                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Little Chalfont Parish Council and Little Chalfont Community Association have no comment on this application.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |

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|                                                                                                                                | 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))                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>PL/25/2075/CONDA</b><br><b>Little Chalfont Park Land South and East Of Little Chalfont Little Chalfont Amersham HP8 4BL</b> | Approval of condition 21 (construction environmental management plan) of planning 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)) | <p>Little Chalfont Parish Council and Little Chalfont Community Association object to the CEMP document for the following reasons:</p> <ol style="list-style-type: none"> <li>1. Working Hours: The text covering working hours should state that construction work will cease at 13.00h on Saturday and not at 18.00h as currently implied in parts of the text (Para 1.4.1) and the adjusted working time for activity undertaken near the footbridge compound and install area need to be stated and agreed (Para 1.4.2).</li> <li>2. Community Notification: Prior notification of any emergency work should be made to the local community on copy when email confirmation is sent to the local authority (Para 1.4.1); the word “generally” should be replaced by “minimum” from the text referring to the notice period to be provided for emergency or critical safety work (Para 1.4.1) providing there is no immediate risk to the community and construction staff; the local community should also be notified of any environmental incidents (Para 1.6.1) and the local community should also be notified if vibration at a sensitive receptor is likely to exceed 0.4 m.s-1.75 (Para 2.7).</li> <li>3. Temporary Power Generation Facilities: an indication of the length of time that temporary power generators may be on site needs to be provided (Para 1.4.2) and the expected noise and vibration details from on-site power generators should be stated and agreed (Para 2.7).</li> <li>4. Within Site Locations: the locations where wheel washing (Para 1.4.2) will be carried out and parking and vehicle turning areas (Para 1.4.4) within the site should be identified.</li> <li>5. Offsite Parking: the term “surrounding highways” needs to be defined, stated and agreed (Para 1.4.5).</li> <li>6. Unknown Contaminant Waste Removal: handling and evacuation of waste materials,</li> </ol> |

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|                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <p>including asbestos if found on Homestead Farm, cannot avoid residential areas therefore the proposed handling and evacuation of waste materials needs to be outlined in more detail and agreed.</p> <p>7. Data Control: soil test results and general data control procedures need to be specified to enable future traceability (Para 1.5.2).</p> <p>8. Soiled Water Run Off Handling: the handling and treatment of soiled water run-off from road cleaning and dust suppression activities (Para 2.3.3), vehicle and plant washing (Para 2.8) and concrete washout discharges (Para 2.8) need to be stated and agreed.</p> <p>9. Oil Storage Containers: the capture volume capacity of facilities associated with any oil storage containers, tank, drums and bowsers used should be sized to contain a total failure (Para 2.8).</p> <p>10. Storm Water Drainage: the storm drainage design principle is unacceptable and should be changed to something to reflect a more appropriate design and procedure to prevent pollutants carried by storm water ending up in nearby streams and water conduits (Para 2.8).</p> |
| <b>PL/24/3795/DE</b><br><b>Little Chalfont Park (Land To The South East Of Little Chalfont), Little Chalfont, Buckinghamshire, HP8 4BL</b> | Reserved matters application (details relating to access, appearance, landscaping, layout and scale) pursuant to conditions 1 and 14 (Walking/Cycling), 24 (Levels SANG), 29 (Sustainable Drainage), 31 (LEMP), 33 (BNG Plan) and 34 (BNG Monitoring) of planning permission PL/24/3794/VRC for a Suitable Alternative Natural Green Space (SANG) with associated landscaping.                                                                                                                                                                                        | Deferred to the September meeting.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>PL/24/3793/DE</b><br><b>Little Chalfont Park (Land To The South East Of Little Chalfont), Little Chalfont, Buckinghamshire, HP8 4BL</b> | Reserved matters application (details relating to access, appearance, landscaping, layout and scale) pursuant to conditions 1 and 13 (estate roads), 14 (walking/cyclingphasing), 15 (parking and garages) ,16 (Refuse), 17 (energy and sustainability), 22(Levels Western Parcel), 29 (Sustainable Drainage), 31 (LEMP), 33 (BNG) and 34 (BNG Monitoring) of planning permission reference PL/24/3794/VRC for 74 residential (Use Class C3) units together with associated infrastructure including landscaping, levelling works, drainage and car and cycle parking | Deferred to the September meeting.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>PL/25/2399/TP</b><br><b>Chatten, Burtons Way, Little Chalfont, Buckinghamshire, HP8 4BW,</b>                                            | T66 chestnut - remove (TPO/2002/005)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | No comment.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

7. **Decisions of Buckinghamshire Council's Planning Committee:** These had been circulated and were noted.

8. **Appeal notices and decisions:** None.

9. **Licensing:** : It was decided to make no comment on the licensing application for skin piercing premises and operator at 17 Nightingales Corner, Little Chalfont, Buckinghamshire, HP7 9PZ

- 10. **Little Chalfont Park Update:** Please refer to planning applications PL/25/2087/CONDA, PL/25/2105/CONDA and PL/25/2075/CONDA for the recommendations from Little Chalfont Parish Council and LCCA.
- 11. **To discuss the following, Lodge Farm Lodge Lane Little Chalfont Buckinghamshire HP8 4AH:** PL/25/1713/FA - no comment, PL/25/1714/FA -- no comment and PL/25/1955/EU - no comment. **West Lodge 100 Lodge Lane Little Chalfont Buckinghamshire HP8 4AH:** PL/25/0521/FA - with enforcement.
- 12. **Any other business:** None.
- 13. **Date of next meeting:** To be confirmed.

Signature.....  
Date:.....