

**Minutes of a Meeting of Little Chalfont Parish Council Planning Committee Working Party
Held at Little Chalfont Village Hall, Cokes Lane, Little Chalfont
Wednesday 15th October 2025 at 19.00pm**

Members present: Cllr C Holmes (Chairman), Cllr V Davies, and Cllr P O'Connor, Cllr B Waters.

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

Members of the public: Cllr M Tett and Cllr C Jackson – Buckinghamshire Councillors.

1. **Apologies for absence:** Cllr S Rouse (Buckinghamshire Council). Cllr J Walford, Cllr D Nussbaum, and Cllr T Gatherum (Parish Council).
2. **Approval of the minutes of the Planning Committee meeting held 24th September 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:** None.
5. **Chairman to approve items of any other business:** Cllr Holmes would like to discuss (i) The Hill Group Construction Management Plan - PL/25/2075/CONDA (ii) The Local Plan (iii)) PL/24/3925/FA -Land To The West Of Bell Lane Little Chalfont Buckinghamshire.
6. **To consider the following applications:**

Application number and address	Summary of proposed work	LCPC Planning Committee Recommendation
PL/25/2918/FA Silverdell, Doggetts Wood Lane, Little Chalfont, Buckinghamshire, HP8 4TH	Demolition of existing dwelling and pool house. Construction of replacement detached self-build dwellinghouse.	No objection.
PL/25/2994/FA 160 Elizabeth Avenue, Little Chalfont, Buckinghamshire, HP6 6RG	Single storey side/rear and loft extension with front porch	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.	Little Chalfont Parish Council and Little Chalfont Community Association do not object to this application.
PL/25/2976/FA 10 Westwood Close, Little Chalfont, Buckinghamshire, HP6 6RP	Loft conversion including hip to gable roof extension and box dormer to rear roof slope.	No objection.
PL/25/2729/SA 8 Chalk Stream Rise, Little Chalfont, Buckinghamshire, HP6 6FS	Loft conversion incorporating front rooflights and rear dormer with juliet balcony.	Already decided.
PL/25/2917/VRC Iffley , Loudhams Wood Lane, Little Chalfont, Buckinghamshire, HP8 4AP	Variation of condition 8 (approved plans) of planning permission ref: 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	The parish council notes the reduced width of the proposed building compared to the approved plan which is beneficial to the street scene but is concerned by the increased depth which results in the proposed building extending beyond both

	amendments to the design and scale of the approved dwelling including the installation of solar panels on proposed main roof.	the front and rear building lines of adjacent properties.
PL/25/3941/PNE Bendrose Farm , White Lion Road, Little Chalfont, Buckinghamshire, HP7 9LJ	The erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4m for which the maximum height would be 2.90m and for which the height of the eaves would be maximum 2.70m	No comment.
PL/25/4120/MDLA Little Chalfont Park (Land To The South East Of Little Chalfont) Little Chalfont Buckinghamshire	Application under Section 106 of the Town & Country Planning Act 1990 (as amended) to discharge planning obligations pursuant to Section 1-2 of Part 1 of the First Schedule (Affordable Housing Scheme) of the S106 agreement attached to planning application PL/21/4632/OA as amended by planning application reference: PL/24/3794/VRC	Already decided.
PL/25/4121/MDLA Little Chalfont Park (Land To The South East Of Little Chalfont) Little Chalfont Buckinghamshire	Application under Section 106 of the Town & Country Planning Act 1990 (as amended) to discharge planning obligations pursuant to Part 4 of the Sixth Schedule (Suitable Alternative Greenspace (SANG)) of the S106 agreement attached to planning application PL/21/4632/OA as amended by planning application reference: PL/24/3794/VRC	Already decided.
PL/25/3755/CONDA Little Chalfont Park (Land To The South East Of Little Chalfont) Little Chalfont Buckinghamshire HP8 4BL	Application for approval of details subject to condition 2 (material detail) of planning approval PL/24/3806/DE	Little Chalfont Parish Council and Little Chalfont Community Association have no comments on this application.
PL/25/3315/SA Copperkins Doggetts Wood Lane Little Chalfont Buckinghamshire HP8 4TH	Certificate of lawfulness for proposed rear extension	No comment.
PL/25/2650/FA 20 Beechwood Close Little Chalfont Buckinghamshire HP6 6QU	Construction of single storey rear extension, hip to gable end roof extension, 3 x roof lights to front and 1 x rear dormer window in connection with loft conversion and front porch	No objection.

- 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:** Please refer to planning applications PL/25/3865/FA, PL/25/4120/MDLA, PL/25/4121/MDLA and PL/25/3755/CONDA for the recommendations from Little Chalfont Parish Council and LCCA.
- 11. To discuss potential footpath claim north of Old Hanging Wood:** The Parish Council reviewed the potential footpath claim of Old Hanging Wood and offer no comment.
- 12. Any other business:** Cllr Holmes wishes to discuss (i) The Hill Group Construction Management Plan PL/25/2075/CONDA – residents have raised concerns regarding the noise and vibration levels felt in their homes from the building site- after a discussion it was decided that the clerk would put the following comments onto Bucks planning portal - Little Chalfont Parish Council and Little Chalfont Community Association would like to submit the following additional comments on the CEMP document:

1. Residents adjacent to some parts of the site have already experienced significant and concerning levels of vibration associated with preliminary “enabling” work on site which suggests that provisions for monitoring and mitigating vibrations are insufficient. Therefore, related obligations in the CEMP should be strengthened to include installation of vibration monitors around the site perimeter at any point where the perimeter is within 50m of any building that is not owned by the developer. Further, the developer should be obligated to prepare monthly vibration reports with all reports retained for future inspection for a period that is not less than 3 years after development of the whole site has been completed.

2. As it has proved to be not possible for the developer to move some heavy vehicles onto site under the Lodge Lane railway bridge, an alternative route to the Lodge Lane entrance via Burtons Lane and back-up Lodge Lane is being used. This clearly contravenes the stated construction traffic routes presented on p18 of the Logistics Plan. This alternative route needs to be approved by the Bucks Highways and, if approved, the CEMP documentation should be updated to reflect use of this route.

(ii) The Local Plan – An email had been circulated prior to the meeting by the clerk. It was decided that Cllr Davies is going to put the link from Bucks Council on our website. This is an opportunity for members of the public to express their views on what they would like to see in the plan. The closing date for comments is 29th October 2025.

(iii) PL/24/3925/FA -Land To The West Of Bell Lane Little Chalfont Buckinghamshire The Sang Bell Lane – Cllr Holmes informed the committee that a member of the public had emailed the Parish office with concerns about this application. After a discussion it was decided that the clerk would email the member of public with the following response - Little Chalfont Parish Council have opposed the SANG application on the basis that it may provide a pathway for more houses in the village. Unfortunately, under current government planning guidelines, there is little that the parish council can do to prevent this and any similar type applications.

13. Date of next meeting: Wednesday 5th November 2025 at 19.30 Little Chalfont Village Hall.

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