

**Minutes of a Meeting of Little Chalfont Parish Council Planning Committee Working Party
Held at Little Chalfont Village Hall, Cokes Lane, Little Chalfont
Wednesday 16th July 2025 at 19.30pm**

Members present: Cllr C Holmes (Chairman), , Cllr D Nussbaum, Cllr P O'Connor, Cllr B Waters and Cllr J Walford

In attendance: S Butcher (Assistant Parish Clerk)

Members of the public: Five.

1. **Apologies for absence:** Cllr C Jackson (Buckinghamshire Council), Cllr V Davies and Cllr T Gatherum (Parish Council).
2. **Approval of the minutes of the Planning Committee meeting held 18th June 2025:** The minutes were approved, and signed by the chairman.
3. **Suspension to standing orders enabling members of the public to speak:** Three members of the public attended regarding planning application PL/25/1598/FA. One of the members of the public spoke regarding this application.
4. **To receive declarations of interest:** None.
5. **Chairman to approve items of any other business:** : (i) Cllr Holmes wishes to discuss – PL/25/0976/PIP Land To The North Of Long Walk, Little Chalfont, Buckinghamshire (ii) Cllr Holmes has been contacted by concerned members of the public, as to why they are not receiving notifications of planning applications that directly affect them from Bucks Council.
6. **To consider the following applications:**

Application number and address	Summary of proposed work	LCPC Planning Committee Recommendation
PL/25/1551/FA Wildroot, 22 Bedford Avenue, Little Chalfont, Buckinghamshire, HP6 6PT	Front porch, garage conversion and single storey side/rear extension.	No objection.
PL/25/1503/SA Hamelin, 73 Elizabeth Avenue, Little Chalfont, Buckinghamshire, HP6 6RQ	Certificate of lawfulness for proposed loft conversion with 3 front and 2 rear rooflights	No comment.
PL/25/1521/SA 13 The Bramblings, Little Chalfont, Buckinghamshire, HP6 6FN	Certificate of lawfulness for proposed dormer loft extension	No comment. The parish council does not object to the principle of the proposed extension but has concerns around neighbour privacy due to the proposed use of French doors. The parish council, therefore, requests that, if the certificate of lawfulness is issued, it is done so on the condition that the French doors are replaced with a standard window.
PL/25/1765/FA 160 Elizabeth Avenue, Little Chalfont, Buckinghamshire, HP6 6RG	Single storey side/rear and loft extension with front porch.	The parish council objects. Although presented as a single storey extension, the existing roof design means that much of the proposed extension is a one and one half/two storey extension. As such, the proposed extension will result in over development of the site.
PL/25/1708/FA 39 Birkett Way, Little Chalfont, Buckinghamshire, HP8 4BJ	Part two storey, part single storey rear extension and first floor side extension	No objection.

PL/25/1532/FA Banyan Tree, Harewood Road, Little Chalfont, Buckinghamshire, HP8 4UB	New side windows, first floor windows will be frosted. A smaller front elevation window replace a larger one.	No objection.
PL/25/1655/SA 2 Loudhams Road, Little Chalfont, Buckinghamshire, HP7 9NY	Conversion of roofspace to habitable use to include 4 x side dormers. Removal of existing rear window and alterations to fenestration.	No objection.
PL/25/1998/PNE 11 Latimer Close, Little Chalfont, Buckinghamshire, HP6 6QS	Notification under The Town and Country Planning (General Permitted Development) Order 2015, Part 1 of Schedule 2 Class A for erection of single storey rear extension (depth extending from the original rear wall of 6.00 metres, maximum height 3.03 metres, eaves height 2.63 metres)	No comment.
PL/25/2011/NMA Lanna, Harewood Road, Little Chalfont, Buckinghamshire, HP8 4UA,	Non-material amendment to planning permission PL/24/1804/FA (Single storey front, two storey rear and side extensions, creation of basement, construction of front attached double garage with room above with two side dormers, roof alterations including 4 front and 2 rear dormer windows, insertion of rooflights, conversion of existing swimming pool to habitable accommodation and associated internal alterations, widening of access and alterations to external works) to allow retention of existing brickwork rather than render finish, removal of proposed garage to frontage, retain existing integral garage, removal of proposed basement, amendment to entrance lobby and incorporation of metal canopy, window size amendments, rooflight amendments, window colour amendment to 'French Gray', external split unit position indicated for air conditioning (ground floor)	No comment.
PL/25/1598/FA Calobra, 132 Elizabeth Avenue, Little Chalfont, Buckinghamshire, HP6 6RQ,	Demolition of existing chalet bungalow and construction of a pair of semi-detached three bedroom dwelling houses with new crossover to driveway and extension to existing crossover	The parish council objects, primarily due to the fact that the proposed semi-detached property would be detrimental to the street scene as it would result in the sole semi-detached dwelling in the middle of an approximately 200m section of Elizabeth Avenue that runs from Chenies Avenue to the eastern junction with Westwood Lane, which comprises primarily of bungalow style properties, the number of which are now in decline in the area as a percentage of the total housing stock. Further, the proposed roof height would be significantly higher than the adjacent two-story property to the west. Finally, with only two 2.5m wide parking spaces per property, these appear to be outside LPA guidelines in terms of number (3 spaces for a 3-bedroom Zone C property) and width (2.8m).

PL/25/2091/SA Little Chalfont Golf Club Lodge Lane Little Chalfont Buckinghamshire HP8 4AJ	Certificate of lawfulness for proposed temporary haul road	No comment.
PL/25/2114/PNE 46 Sandycroft Road, Little Chalfont, Buckinghamshire, HP6 6QR	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 4.0 metres, maximum height 3.9 metres, eaves height 2.9 metres)	No comment.
PL/25/2105/CONDA Little Chalfont Park Land South and East Of Little Chalfont Little Chalfont Amersham HP8 4BL	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))	Comments deferred until after the parish council's next planning meeting on 13th August 2025.
PL/25/2087/CONDA Little Chalfont Park Land South and East Of Little Chalfont Little Chalfont Amersham HP8 4BL	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 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))	Comments deferred until after the parish council's next planning meeting on 13th August 2025.

PL/25/2075/CONDA Little Chalfont Park Land South and East Of Little Chalfont Little Chalfont Amersham HP8 4BL	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))	Comments deferred until after the parish council's next planning meeting on 13th August 2025.
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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:** A Report was circulated prior to the Parish Council meeting held on the 9th July by Councillor Holmes and Councillor Holmes said there was nothing further to report yet.
11. **Any other business:** (i) Cllr Holmes discussed – PL/25/0976/PIP Land To The North Of Long Walk, Little Chalfont, Buckinghamshire, it was decided that no further recommendations would be sent in to Bucks Council, as we had already submitted our recommendations to Bucks Council on the 24th April 2025. (ii) Cllr Holmes has been contacted by concerned members of the public as to why they are not receiving notifications of planning applications that directly affect them from Bucks Council. It was decided that the Clerk should write to planning at Bucks Council and ask for an explanation as to why this is happening.
12. **Date of next meeting:** Wednesday 13th August 2025 at 7.30pm at Little Chalfont Village Hall.

Signature.....

Date:.....