

**Minutes of a Meeting of Little Chalfont Parish Council Planning Committee**  
**Held at Little Chalfont Village Hall, Cokes Lane, Little Chalfont**  
**Wednesday 26<sup>th</sup> February 2025 at 7.30pm**

**Members present:** Cllr C Holmes (Chairman), Cllr D Nussbaum, Cllr J Walford, Cllr V Davies and Cllr T Gatherum

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

**Members of the public:** None

1. **Apologies for absence:** Cllr B Gallagher and Cllr V Patel (Parish Council).
2. **Approval of the minutes of the Planning Committee meeting held 29<sup>th</sup> January 2025:** The minutes were approved, and signed by the chairman.
3. **Suspension to standing orders enabling members of the public to speak:** None.
4. **To receive declarations of interest:** None
5. **Chairman to approve items of any other business:** Cllr C Holmes wishes to discuss planning application PL/24/3925/FA.
6. **To consider the following applications:**

<b>Application number and address</b>	<b>Summary of proposed work</b>	<b>LCPC Planning Committee Recommendation</b>
<b>PL/25/0063/FA</b> 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.	No objection although the parish council notes the first floor windows on the east of the property are now closer to the neighbouring property so should be obscured glass for privacy reasons.
<b>PL/25/0115/FA</b> Minchin, 19 Beechwood Avenue, Little Chalfont, Buckinghamshire, HP6 6PL,	Two storey front extension, roof alterations including increased height and design, garage conversion to living space, fenestration alterations.	No objection.
<b>PL/25/0005/SA</b> Beechwood, 17 Amersham Road, Little Chalfont, Buckinghamshire, HP6 6SE	Certificate of Lawfulness for proposed single storey rear extension	Withdrawn.
<b>PL/25/0067/SA</b> 51 Westwood Drive, Little Chalfont, Buckinghamshire, HP6 6RW	Certificate of Lawfulness for proposed rear roof dormer extension, 3 roof lights to the front elevation and the addition of a side window	No comment although the parish council notes that the velux windows in the loft to the front of the property are not consistent with the street scene.
<b>PL/25/0008/FA</b> 49 Westwood Drive, Little Chalfont, Buckinghamshire, HP6 6RW,	Single storey side/rear extension and front porch following demolition of garage	The parish council objects as the proposed resulting dwelling would be out of character with the host dwelling. The application will result in a dwelling of similar size, scale and layout submitted under previous planning applications PL/23/3057/FA and PL/23/4174/FA for which planning permission was refused.
<b>PL/25/0282/FA</b> 49 Westwood Drive, Little Chalfont, Buckinghamshire, HP6 6RW	Single storey side/rear extension and front porch following demolition of garage	The parish council objects as the proposed resulting dwelling would be out of character with the host dwelling. The application will result in a dwelling of similar size, scale and layout submitted under previous planning applications PL/23/3057/FA and PL/23/4174/FA for which planning permission

		was refused.
<b>PL/25/0231/FA</b> <b>Tholtan, Loudhams Wood Lane,</b> <b>Little Chalfont,</b> <b>Buckinghamshire, HP8 4AP,</b>	Single storey rear extension, part double/part single storey side/front extension, front porch and solar panels on rear roof slope	No objection.
<b>PL/25/0206/PNAD</b> <b>Bendrose Farm, White Lion</b> <b>Road, Little Chalfont,</b> <b>Buckinghamshire, HP7 9LJ,</b>	Prior Notification under Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 - Proposed change of use of agricultural buildings to create 5 dwellings and the widening of an existing access road from White Lion Road.	No comment. The parish council does not believe that further development for this site for additional housing should take place under any circumstances as it would constitute inappropriate development of the Green Belt and result in urbanisation creep from Little Chalfont towards Amersham thereby reducing the very limited green space between the two settlements.
<b>PL/25/0153/FA</b> <b>6 St Nicholas Close, Little</b> <b>Chalfont, Buckinghamshire, HP7</b> <b>9NW</b>	Conversion of garage to habitable space and single storey rear extension	No objection.
<b>PL/25/0291/SA</b> <b>1 Loudhams Road Little Chalfont</b> <b>Buckinghamshire HP7 9NY</b>	Certificate of lawfulness for proposed demolition of conservatory, erection of single storey extension and conversion of garage to habitable space.	No comment.
<b>PL/25/0323/VRC</b> <b>2 Pollards Park House,</b> <b>Nightingales Lane, Little</b> <b>Chalfont, Buckinghamshire, HP8</b> <b>4SN,</b>	Variation of conditions 2 (materials), 8 (details of roof plan) and 9 (approved plans) of planning permission PL/23/1182/FA (Single storey side extension) to allow consolidation of the 2 rooflights on the flat portion of the roof into a single rooflight, minor amendments to angle of rear entrance and amendment of roof material from standing seam to metal composite panel with standing seam profile	No comment.
<b>PL/25/0410/VRC</b> <b>2 Pollards Park House,</b> <b>Nightingales Lane, Little</b> <b>Chalfont, Buckinghamshire, HP8</b> <b>4SN,</b>	Variation of conditions 2 (list of works), 6 (details of roof plan) and 7 (approved plans) of listed building consent PL/23/1183/HB (Single storey side extension) to allow consolidation of the 2 rooflights on the flat portion of the roof into a single rooflight, minor amendments to angle of rear entrance and amendment of roof material from standing seam to metal composite panel with standing seam profile	No comment.
<b>Deferred from 8th January 2025</b> <b>PL/24/3775/DE</b> <b>Little Chalfont Park (Land To The</b> <b>South East Of Little Chalfont),</b> <b>Little Chalfont,</b> <b>Buckinghamshire, HP8 4BL,</b>	Reserved Matters Application (details relating to access, appearance, landscaping, layout and scale) pursuant to Conditions 1 and 14,15b,16, 23 of outline planning consent PL/21/4632/OA for road, cycle and pedestrian infrastructure, including associated drainage, lighting, landscaping and necessary engineering works.	<p>Little Chalfont Parish Council and the Little Chalfont Community Association have no objections subject to sufficient information being provided to confirm the following:</p> <ul style="list-style-type: none"> <li>- The existing hedgerows are retained outside Burtons Lane's entrance visibility splays and are enhanced with native planting to protect the green character of Burtons Lane.</li> <li>- A mixed native hedgerow with post and rail fence must wrap around The Avenue entrance to provide a continuation of a green boundary</li> </ul>

		to the site.
<p><b>Deferred from 8th January 2025 PL/24/3794/VRC Little Chalfont Park (Land To The South East Of Little Chalfont), Little Chalfont, Buckinghamshire, HP8 4BL,</b></p>	<p>Variation of conditions 5 (approved plans) and 35 (Western Parcel highways) 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)) to allow relocation of access to Burtons Lane; change of Southern Link to pedestrian and cycle route only with relocated emergency vehicle route; gardens of proposed dwellings amended to back onto Loudhams Wood Lane; relocation of drainage; and amended legend to building heights plan</p>	<p>Little Chalfont Parish Council and the Little Chalfont Community Association have the following comments on this application:</p> <ul style="list-style-type: none"> <li>- Burtons Lane cycle access: No comment.</li> <li>- Emergency Access: No objection to the principle of this amendment with the condition that, to the extent possible, appropriate mitigating measures are taken to reduce the impact (privacy and lighting) on the residents of Loudhams Wood Lane.</li> <li>- Back-to-Back Relationship with Loudhams Wood Lane: No objection to this amendment subject to: 1) Suitable legal obligations are placed on the owners of the newly constructed houses on the northern edge of the Western Parcel to ensure that the 5m buffer zone within each property cartilage is retained; and 2) That an equivalent offset area of public space is included in subsequent RMA submissions for the Northern and Eastern Parcels of Little Chalfont Park.</li> <li>- Revised SUDs Location: No comment.</li> <li>- Building Heights Legend: We object to this proposed amendment as retention will make it easier for community residents to understand and visualise what is being proposed for future construction.</li> </ul>
<p><b>Deferred from 8th January 2025 PL/24/3795/DE Little Chalfont Park (Land To The South East Of Little Chalfont), Little Chalfont, Buckinghamshire, HP8 4BL,</b></p>	<p>Reserved matters application (details relating to access, appearance, landscaping, layout and scale) pursuant to conditions 1 and 15 (Walking/Cycling) of outline planning permission PL/21/4632/OA for a Suitable Alternative Natural Green Space (SANG) together with associated infrastructure including landscaping, land reprofiling, drainage and ancillary work.</p>	<p>Little Chalfont Parish Council and the Little Chalfont Community Association do not object to this application subject to the following:</p> <ul style="list-style-type: none"> <li>- The length of existing and proposed SANG hedgerow is defined and agreed to ensure that new hedgerow planting meets the OPP requirement for significant areas of hedgerow planting.</li> <li>- Although no trees are understood to be removed within the SANG under current plans, should the need arise to remove any trees in the future then the number of Category A, B and C trees to be removed are quantified and approved by the LPA before removal.</li> <li>- An obligation is placed on the Estate</li> </ul>

		<p>Management Company to ensure that wood chip pathways are maintained on a regular basis with any wood chip that shows evidence of composting is removed with paths backfilled with replacement wood chip.</p> <ul style="list-style-type: none"> <li>- The Dry Valley is marked or referenced in all relevant plans to show its full extent and to ensure that it remains a key ecological feature.</li> <li>- To the extent possible, linear scrub around Stonydean Wood is included to limit access by domestic pets in order to protect ground nesting birds, reptiles and amphibians.</li> </ul>
<p><b>Deferred from 8th January 2025 PL/24/3806/DE Little Chalfont Park (Land To The South East Of Little Chalfont), Little Chalfont, Buckinghamshire, HP8 4BL,</b></p>	<p>Reserved matters application (details relating to access, appearance, landscaping, layout and scale) pursuant to condition 1 and 15 (Walking/Cycling) of outline planning permission PL/21/4632/OA for a bridge link at Oakington Avenue together with associated infrastructure including landscaping, land reprofiling, drainage, cycle and pedestrian access and ancillary work.</p>	<p>Little Chalfont Parish Council and the Little Chalfont Community Association do not object to this application subject to the following:</p> <ul style="list-style-type: none"> <li>- A kerbside barrier or equivalent is installed opposite the exit from the bridge onto Oakington Avenue for user safety reasons when exiting the bridge.</li> <li>- Lighting is installed on the bridge and access areas that minimise light pollution to existing adjacent properties on Oakington Avenue but provides a safe environment for the users of the bridge and Oakington Avenue residents.</li> <li>- To the extent possible, the path from the point at which the bridge access joins Oakington Avenue towards the safety barrier on the path under the railway bridge is widened to provide a safer environment for users of the path.</li> </ul>
<p><b>Deferred from 8th January 2025 PL/24/3793/DE Little Chalfont Park (Land To The South East Of Little Chalfont), Little Chalfont, Buckinghamshire, HP8 4BL</b></p>	<p>Reserved matters application (details relating to access, appearance, landscaping, layout and scale) pursuant to condition 1 and 14 (estate roads), 15 (walking/cycling), 16 (parking and garages), 17 (refuse), 18 (energy and sustainability), 23 (levels) of outline planning permission PL/21/4632/OA as amended by application reference PL/24/3794/VRC for 74 residential (Use Class C3) units together with associated infrastructure including landscaping, land reprofiling, drainage, car and cycle parking and ancillary work.</p>	<p>Little Chalfont Parish Council and the Little Chalfont Community Association do not object to this application, subject to the following:</p> <ul style="list-style-type: none"> <li>- The number of private car parking spaces is increased to ensure consistency with relevant Bucks Council guidelines as a Zone C development. However, this matter is still under discussion with the developer and the parish council/LCCA reserves the right to amend the foregoing in due course.</li> <li>- Suitable legal obligations are placed on the owners of the newly constructed houses along the buffer zone with Loudhams Wood Lane to maintain it in a suitable and natural condition.</li> <li>- All relevant plans to show appropriate mitigation features as bat lofts, bat boxes, bird</li> </ul>

		boxes and wildlife kerbs etc.
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- 7. **Decisions of Buckinghamshire Council’s Planning Committee:** These had been circulated and were noted.
- 8. **Appeal notices and decisions:** (i) Application reference: PL/24/0994/FA, appeal reference APP/X0415/W/24/3350276, 1 Oakington Avenue, Little Chalfont, Buckinghamshire, HP6 6SY – Appeal Decision – Appeal dismissed. (ii) Application reference : PL/24/1847/FA , appeal reference APP/X0415/D/25/3359710, 15 Russell Close, Little Chalfont, Buckinghamshire, HP6 6RE – appeal in progress.
- 9. **Licensing:** None.
- 10. **Little Chalfont Park Update:** Please refer to planning applications PL/24/3775/DE, PL/24/3794/VRC, PL/24/3795/DE, PL/24/3806/DE and PL/24/3793/DE for the recommendations from Little Chalfont Parish Council and LCCA.
- 11. **Any other business:** Cllr C Holmes discussed planning application PL/24/3925/FA .
- 12. **Date of next meeting:** Wednesday 26<sup>th</sup> March 2025 at 7.30pm at Little Chalfont Village Hall.

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