

## **Minutes of an extraordinary Little Chalfont Parish Council meeting**

**held via Teams on the 18<sup>th</sup> December 2025 @ 11.00am**

**Present:** Cllr C Holmes (Chairman), Cllr D Nussbaum, Cllr P O'Connor.

**Members of Public:** Cllr C Jackson (Bucks Council).

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

**1) Apologies for absence:** Cllr M Tett (Bucks Council). Cllr V Davies, Cllr J Walford, Cllr T Gatherum and Cllr B Waters (Parish Council).

**2) Members of the public:** One.

**3) Declarations of interest:** None.

**4) Little Chalfont Parish Council Planning Committee Working Party discussed planning application: PL/25/4452/FA - 1 Oakington Avenue, Little Chalfont, Buckinghamshire, HP6 6SY, Proposal - Retention of vehicular access onto Amersham Road to serve an approved dwelling(PL/18/3984/FA) - and made the following recommendation –**

Little Chalfont Parish Council strongly objects to the proposed permanent vehicular access and further requests that the decision of Buckinghamshire Highways to remove the existing temporary vehicular access and reinstate a raised kerb is enforced.

Because of the many hazards on this busy section of the A404, a Strategic Inter-Urban Route, there are no vehicular crossovers on to the A404 for individual dwellings between Church Grove and the village centre. This safety feature should be maintained. The slowing and turning of vehicles associated with the use of the proposed access would lead to conflict and interference with the free flow of traffic on the highway, as would parking of delivery vehicles. The crossover proposed is close to a bend in the road and almost directly opposite the dangerous and heavily used junction leading to Chalfont Avenue and the railway station. On 7 December 1996 a fatal accident occurred under the nearby railway bridge. A speed camera was installed near the application site because of the dangers on this section of the A404.

The plan now proposed would have a severe detrimental impact on highway safety and would harm the amenity of pedestrians for whom the pavement provides the only route to the village centre from the large housing areas east of the application site. The pavement is also heavily used by pupils and parents of Little Chalfont Primary School in Oakington Avenue. Risks to pedestrian and cycle safety will only increase over time now that construction work has started on up to 480 dwellings and public facilities at Little Chalfont Park on land across the railway from the application site. The Little Chalfont Park development includes a new foot/cycle bridge across the railway, carrying a path leading to the A404 at the junction with Oakington Avenue, providing the only viable foot/cycle route to the village centre from the eastern part of the development. Access to the A404 will be a few yards uphill from the application site, meaning that pedestrians and cyclists heading for the village centre will need to pass the application crossover. Although it is stated in the Planning Statement that a 70m horizontal visibility splay has been achieved by cutting back obstructing

vegetation and there is a Unilateral Undertaking to maintain the visibility splay; in reality, this can be considered to be a temporary mitigation only as maintenance of the vegetation cutback cannot be guaranteed.

Finally, the parish council notes that access was granted in late 2018 solely to enable construction of a separate dwelling within the curtilage of 1 Oakington Avenue with the approved site layout plan for the new dwelling specifically stating “No Vehicular Direct Access Required to the Amersham Road”. This was seven years ago and, although the applicant states that construction commenced in 2020, this appears to be notional at best with 2025 satellite imagery suggesting that construction has yet to commence in a meaningful way. Therefore, the Parish Council requests that the temporary access is removed as directed by Buckinghamshire Highways earlier this year so that it cannot become a “permanent” feature.

**6) Any Other Business:** None

**7) Date of the next Parish Meeting:** Wednesday 14<sup>th</sup> January 2026 at 19.45 in the village hall, (following a planning meeting).

**Signed:**.....

**Date:**.....