

**Minutes of a Meeting of Little Chalfont Parish Council Planning Committee
Held at Little Chalfont Village Hall, Cokes Lane, Little Chalfont
Wednesday 14th August 2024 at 7.30pm**

Members present: Cllr D Nussbaum (Vice-Chairman), Cllr B Gallagher, Cllr V Patel, Cllr J Walford, Cllr V Davies.

In attendance: S Butcher (Assistant Parish Clerk)

Members of the public: One (Item 5).

1. **Apologies for absence:** These were received from Cllr M Tett (Buckinghamshire Council) and Cllr C Holmes (Chairman), Cllr N Henry-Ames and Cllr K Murali (Parish Council).
2. **Approval of the minutes of the Planning Committee meeting held 17th July 2024:** The minutes were approved, and signed by the chairman.
3. **Suspension to standing orders enabling members of the public to speak:** None. (The member of public arrived after the allocated time to be able to speak).
4. **To receive declarations of interest:** None.
5. **Chairman to approve items of any other business:** None.
6. **To consider the following applications:**

Application number and address	Summary of proposed work	LCPC Planning Committee Recommendation
<p>PL/24/2123/CONDA Little Chalfont Park, Land South and East Of Little Chalfont, Little Chalfont, Amersham, HP8 4BL,</p>	<p>Approval of condition 11 (Regulatory and Design Code) 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>	<p>On behalf of Little Chalfont Parish Council and the Little Chalfont Community Association, our comments on the Regulatory and Design Code are presented below:</p> <ul style="list-style-type: none"> • A.2 Regulatory Plan: The existing areas of ancient woodland and their associated wildlife habitats should be left undisturbed and not include walking routes. • A.2 Regulatory Plan: From Burtons Lane along the rear of properties along Loudhams Wood Lane, a pedestrian footpath is shown which should be removed as it presents a security risk to resident properties along Loudhams Wood Lane and on the western part of Little Chalfont Park. • A.3 Strategic Landscape Plan: Buffer Zones around the site should be 50m as recommended by the Woodland Trust and not 30m. • C.1.6 Streets and Paths – Lighting: Any lighting should be designed to cause minimum disruption to wildlife particularly owls and bats and keep light pollution to a minimum. • C.2 The Avenue/C.3 The Link: The design indicates potential for buses to cross the site which will likely be challenging from an access point of view, especially from Lodge Lane. This design requirement is considered to be superfluous, particularly as one of the selling points of Little Chalfont Park is its walking proximity to the village,

		<p>Chalfont & Latimer station and the main bus routes on the A404. The requirement to accommodate buses on Little Chalfont Park should be removed and affected road designs restated as appropriate. In any event, the overarching requirement should be retention of the dry valley as a legible natural feature through the site.</p> <ul style="list-style-type: none"> • D. Built Form: Several references are made to a minimum of 3 storeys for some buildings. This should be the maximum number of storeys for buildings in Little Chalfont Park. Little Chalfont has no high rise buildings with few, if any, buildings of more than 3 storeys so this requirement should be retained to maintain the character of the village. • E.2 Strategic Landscape Plan: The existing areas of ancient woodland and their associated wildlife habitats should be left undisturbed and not include walking or any other routes. In fact efforts should be made to protect the ancient woodland from disturbance. <p>The Parish Council also draws attention to the points made in Contributors' letters on a range of relevant matters; and emphasises the importance of maps being accurate.</p>
<p>PL/24/2124/CONDA Little Chalfont Park, Land South and East Of Little Chalfont, Little Chalfont, Amersham, HP8 4BL,</p>	<p>Approval of condition 12 (Strategic Landscaping 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>	<p>On behalf of Little Chalfont Parish Council and the Little Chalfont Community Association, our comments on the Strategic Landscaping Plan are presented below:</p> <ul style="list-style-type: none"> • Buffer Zones around the site should be 50m as recommended by the Woodland Trust and not 30m. • An overarching requirement should be retention of the dry valley as a legible natural feature through the site. • The existing areas of ancient woodland and their associated wildlife habitats should be left undisturbed and not include walking or any other routes. In fact efforts should be made to protect the ancient woodland from disturbance.
<p>PL/24/2068/FA 24 Charsley Close, Little Chalfont, Buckinghamshire, HP6 6QQ</p>	<p>Proposed single storey side extension and front porch.</p>	<p>The parish council does not object to the proposed extension in principle. However, attention is drawn to the fact that the proposed extension appears to be located on the boundary line alongside the public footpath that runs down the eastern side of the property.</p>

PL/24/2104/FA 7 Bedford Avenue, Little Chalfont, Buckinghamshire, HP6 6PT	Single storey side, front and rear extension	The parish council does not object to the proposed extension in principle. However, attention is drawn to the fact that the proposed extension appears to be located on the boundary line with the neighbouring property to the east.
PL/24/2117/NMA 127 Chessfield Park Little Chalfont Buckinghamshire HP6 6RX	Non material amendment to planning permission PL/24/1180/FA (Demolition of existing rear conservatory, single storey side and rear extensions, extension to existing front/rear dormers and new front porch) to allow for rear facing dormer to be made wider and changing the incorrect submitted approved first floor drawings	No comment
PL/24/2145/SA 7 Elizabeth Avenue Little Chalfont Buckinghamshire HP6 6QB	Certificate of Lawfulness for proposed two storey rear extension	No comment
PL/24/2194/HB Beel Lodge, White Lion Road, Little Chalfont, Buckinghamshire, HP7 9QR,	Listed Building Consent for proposed: single storey side extension	No comment
PL/24/2191/FA 25 Loudhams Road, Little Chalfont, Buckinghamshire, HP7 9NX	Erection of an outbuilding at the rear of the property	No objection, provided there is a condition that the outbuilding shall not be used residentially or occupied (noting that plumbing/drainage will be provided to the building).
PL/24/2210/FA Crossways, 20 Chenies Avenue, Little Chalfont, Buckinghamshire, HP6 6PR,	Single storey rear extension, front porch extension and attached lean-to shed to side elevation	No objection
PL/24/2218/VRC The Croft, Doggetts Wood Lane, Little Chalfont, Buckinghamshire, HP8 4TH,	Variation of condition 7 (approved plans) of planning permission PL/23/2491/FA (amended by PL/24/1478/NMA) (Demolition of the existing dwelling and erection of a detached dwelling with double garage, front vehicular access gates, with brick piers and central low level wall.) to allow for increase in ridge height of dwelling, increase in single storey parapet, changes to windows and doors, omission of central chimney, increase in size of ground floor boot room and additional rooflights to ground and second floor.	No comment
PL/24/2272/FA Latimer Lodge, Burtons Lane, Little Chalfont, Buckinghamshire, HP8 4BS,	Detached garage to front of property	The parish council objects as the proposed two-storey development with first-floor dormers is detrimental to the character and the appearance of the locality.
PL/24/2301/FA 146 The Bramblings, Little Chalfont, Buckinghamshire, HP6 6FP	Single storey rear extension with rooflight	No objection

PL/24/2076/PNAD Bendrose Farm, White Lion Road, Little Chalfont, Buckinghamshire, HP7 9LJ	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	No comment but the parish council draws attention to the history of previous applications several of which have been refused.
PL/24/2365/TP Little Chalfont Methodist Church, Chalfont Avenue, Little Chalfont, Buckinghamshire,	T1 cedar - reduce height by 1-2m and lateral spread by up to 2-2.5m, whilst thinning canopy by 10%, crown raise canopy to give 3m clearance under canopy (CDC TPO 1994/013)	No comment
PL/24/2290/FA The Sheiling, 86 Amersham Road, Little Chalfont, Buckinghamshire, HP6 6SL,	Single storey side and front porch extension. Roof alterations including changes to roof height allowing for a 2 storey dwelling.	The parish council does not object to the proposed extension in principle. However, attention is drawn to the fact that the proposed extension appears to be located on the boundary line with the neighbouring property to the west.
PL/24/2286/FA 7 Lodge Lane, Little Chalfont, Buckinghamshire, HP8 4AQ,	First floor front extension, addition of a storm porch, single storey rear infill extension, additional windows to side elevation and changes to some windows and doors, removal of existing prefab concrete garage and erection of an outbuilding,	No objection
PL/24/2294/FA Millbrook, 10 Chenies Avenue, Little Chalfont, Buckinghamshire, HP6 6PR,	Single storey side/rear extension, part two storey / part first floor front/side extension with new hipped roof, first floor front/side extension, hipped side roof extension, addition of side window to the kitchen, additional solar panels to roof, existing house re-rendered and all windows replaced	No objection although the parish council notes that the submitted plan and elevation drawings do not show any dimensions.
PL/24/2331/FA Flint Cottage , 102 Bell Lane, Little Chalfont, Buckinghamshire, HP6 6PG	Part two, part single storey rear extension, extending the existing garage and alterations to some windows and doors	The parish council does not object to the proposed extension as presented, but does object on the grounds that the proposed drawings show construction of a new access from the public highway that is not identified in the Application Form or the application summary.
PL/24/2418/TP Farthings, Burtons Lane, Little Chalfont, Buckinghamshire, HP8 4BL,	T1 Scots pine - fell to ground level (TPO/1986/003)	No comment
PL/24/2274/FA 25 Loudhams Road, Little Chalfont, Buckinghamshire, HP7 9NX	Erection of part two-storey, part first floor front and part single, part two-storey rear extensions, front porch, habitable space in loft with 1 side and 1 rear dormers and changes to the roof (amendment to planning permission PL/24/0952/FA)	The parish council objects as the dormers are not in keeping with the street scene and it creates over-looking issues with neighbouring properties.
PL/24/2039/FA Beel Lodge, White Lion Road, Little Chalfont, Buckinghamshire, HP7 9QR,	Single storey side extension	The parish council objects to the proposed development which would represent an excessive increase in built form in the Green belt.

- 7. **Decisions of Buckinghamshire Council’s Planning Committee:** These had been circulated and were noted.
- 8. **Appeal notices and decisions:** A member of public had contacted the Parish Clerk regarding Lodge Farm, Lodge Lane Little Chalfont HP8 4AH, planning inspectorate’s reference is APP/X0415/C/24/3341531, and the appeal reference is ES/22/00549/OPDEV, this falls within the Chenies Parish Council boundary and as this is already with enforcement Little Chalfont Parish Council can make no further comment. The Parish Clerk will respond to the member of public.
- 9. **Licensing:** None.
- 10. **Little Chalfont Park Update:** Please refer to planning applications PL/24/2123/CONDA and PL/24/2124/CONDA for the recommendations from Little Chalfont Parish Council.
- 11. **Update on Roughwood Lane:** Councillor D Nussbaum informed the Parish Council that the Parish Clerk had received communication regarding the experimental temporary traffic order for Roughwood Lane and that it had being put into place as of the 29th July 2024, this will be reviewed after 18 months.
- 12. **Any other business:** None.
- 13. **Date of next meeting:** Wednesday 11th September 2024 at 7.00pm at Little Chalfont Village Hall.

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