

**Minutes of a Meeting of Little Chalfont Parish Council Planning Committee
Held at Little Chalfont Village Hall, Cokes Lane, Little Chalfont
Wednesday 9th October 2024 at 7.00pm**

Members present: Cllr C Holmes (Chairman), Cllr B Gallagher, Cllr V Patel, Cllr V Davies.

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

Members of the public: None

1. **Apologies for absence:** These were received from, Cllr D Nussbaum (Vice-Chairman) and Cllr J Walford (Parish Council).
2. **Approval of the minutes of the Planning Committee meeting held 11th September 2024:** 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:** None.
6. **To consider the following applications:**

Application number and address	Summary of proposed work	LCPC Planning Committee Recommendation
PL/24/2727/TP Avenue Of Trees Along Long Walk, Little Chalfont, Buckinghamshire,	T7, T35, T38, T42, T44, T52, T58, T65 and T67 ash - remove (CDC TPO 4 of 2003)	No comment
PL/24/2762/FA Rondep, 154 White Lion Road, Little Chalfont, Buckinghamshire, HP7 9NQ,	Retrospective planning application for the construction of brick boundary walls to driveway	The parish council is concerned by the lack of visibility by the public to vehicles leaving the property due to the height of the wall and its proximity to the public highway. The parish council would also like to draw attention to the objection raised by the neighbour at 7 Cumberland Close who claims construction damage to his property.
PL/24/2791/SA 6 Sandycroft Road, Little Chalfont, Buckinghamshire, HP6 6QL	Certificate of Lawfulness for proposed vehicular access	The parish council objects due to the risk to public safety through having a dropped kerb on a "T" junction.
PL/24/2809/EU Vale End, Cokes Lane, Chalfont St Giles, Buckinghamshire, HP8 4TQ	Certificate of lawfulness for existing garden room outbuilding	No comment. Use as accommodation or a dwelling should be prohibited.
PL/24/2831/FA Broomfield, Loudhams Wood Lane, Little Chalfont, Buckinghamshire, HP8 4AP,	Single storey front extension	The parish council objects to the proposed development extending beyond the building line of the front of this property and neighbouring properties which is not in keeping with the street scene.
PL/24/2885/FA	The construction of two new first floor extensions and the replacement of a flat	No objection

Oaklands, Garden Reach, Little Chalfont, Buckinghamshire, HP8 4BE	roof canopy with a pitched roof above the front door	
PL/24/2860/FA 137 Chessfield Park, Little Chalfont, Buckinghamshire, HP6 6RU	Demolition of existing garage, single storey rear/side extension, extension of existing side facing dormers to main roof, alterations to some windows and doors including an addition of a bay window to the front elevation	No objection
PL/24/2874/FA Wynchmore, 7 Chenies Avenue, Little Chalfont, Buckinghamshire, HP6 6PR	Full width part double storey, part single storey rear extension, single storey side extension and new garage, including new raised roof. Refurbishment of rest of the house.	The parish council objects. The increased roof height, proposed size, and velux windows in the front roof would be detrimental to the street scene. The parish council has concerns about increased light pollution from the 7 velux windows in the roof.
PL/24/2866/TP Woodland To North Of Old Saw Mill Place and Land Fronting Bell Lane, Little Chalfont, Buckinghamshire,	Works to trees in accordance with submitted report. (TPO/1949/010)	No comment
PL/24/2906/SA Doggetts Wood, Nightingales Lane, Little Chalfont, Buckinghamshire, HP8 4SR	Certificate of Lawfulness for proposed construction of single storey garden room in rear garden	No comment
PL/24/2123/CONDA Little Chalfont Park, Land South and East Of Little Chalfont, Little Chalfont , Amersham, HP8 4BL,	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).	On behalf of Little Chalfont Parish Council and the Little Chalfont Community Association, our comments on the Regulatory and Design Code are presented below. <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. We understand that the Hill Team has agreed to reroute this path but it remains as per the July 2024 version of the Design Code. •A.3 Strategic Landscape Plan: Buffer Zones around the site should be 50m as recommended by the Woodland Trust and not 30m.

		<ul style="list-style-type: none"> •C.1 Lighting: Any lighting should be designed to cause minimum disruption to wildlife particularly owls and bats and keep light pollution to a minimum. •C.3 The Avenue/C.6 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, 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. While it is noted that fixed and retractable bollards are to be installed to prevent through traffic, these should also be designed to prevent use of The Link by motorbikes. In any event, the overarching requirement should be retention of the dry valley as a legible natural feature through the site. •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>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</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.

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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:** Please refer to planning applications PL/24/2123/CONDA and PL/24/2124/CONDA for the recommendations from Little Chalfont Parish Council and LCCA.
- 11. Any other business:** None.
- 12. Date of next meeting:** Wednesday 6th November 2024 at 7.30pm at Little Chalfont Village Hall.

Signature.....
Date.....