

**Minutes of a Meeting of Little Chalfont Parish Council Planning Committee Working Party
Held at Little Chalfont Village Hall, Cokes Lane, Little Chalfont
Wednesday 5th November 2025 at 19.30pm**

Members present: Cllr C Holmes (Chairman), Cllr J Walford, Cllr D Nussbaum, Cllr V Davies, and Cllr P O'Connor.

In attendance: S Butcher (Assistant Parish Clerk).

Members of the public: None

1. **Apologies for absence:** Cllr M Tett and Cllr C Jackson (Buckinghamshire Councillors). Cllr T Gatherum (Parish Council).
2. **Approval of the minutes of the Planning Committee meeting held 15th October 2025:** The minutes were approved, and signed by the chairman.
3. **Suspension to standing orders enabling members of the public to speak:** Not required.
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/25/3210/FA Lanna, Harewood Road, Little Chalfont, Buckinghamshire, HP8 4UA,	Single storey front, two storey rear and side extensions, alterations to existing two storey front entrance lobby, roof alterations including 4 front and 2 rear dormer windows, insertion of rooflights, fenestration alterations, conversion of existing swimming pool to habitable accommodation and associated internal alterations, widening of access and alterations to external works (Alternative proposal to planning permission ref: PL/24/1804/FA).	No objection.
PL/25/3368/FA 9 Clayton Walk, Little Chalfont, Buckinghamshire, HP7 9NT	Two storey side extension with raised patio to rear garden and garage conversion	No objection.
PL/25/3512/FA Suniholm , 81 Amersham Road, Little Chalfont, Buckinghamshire, HP6 6SP	Double storey side, single storey rear, extension to garage with conversion, roof alterations including raising the ridge height to accommodate loft extension and rear dormer windows.	The parish council objects. The proposed extension is considered to be an overdevelopment of the site. The installation of two rear dormer windows in the loft will impact on neighbour privacy. The parish council notes the 0.3m increase in roofline.
PL/25/3485/FA Meadow Field, Burtons Lane, Little Chalfont, Buckinghamshire, HP8 4BA	Demolition of existing dwellinghouse and erection of replacement dwellinghouse together with associated hardstanding.	The parish council objects. The proposed new dwelling would be of significant size and mass that is disproportionate to other dwellings along that length of Burtons Lane and would be of a style using materials of construction that are totally out of keeping with a property in the ERASC. Furthermore, anybody viewing the property from Green Belt countryside to the northeast, east or southeast, from countryside to the southwest or approaching it from Burtons Lane to the southeast would be presented with a building mass that is both very obvious and out of character for the area.

PL/25/3577/FA Challens Green , Cokes Lane, Chalfont St Giles, Buckinghamshire, HP8 4TG	Part-single/part-two storey side/rear extension incorporating front/side/rear dormers and rear rooflights	No objection.
PL/25/3704/FA 31 Chessfield Park, Little Chalfont, Buckinghamshire, HP6 6RU	Single storey rear extension	No objection.
PL/25/4494/VRC Little Chalfont Park, Land Between Lodge Lane and, Burtons Lane, Little Chalfont, Buckinghamshire	Variation of condition 5 (approved plans) of planning permission PL/24/3794/VRC relating to variations to the original 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 for relocation of drainage basin; realignment of primary and secondary streets; removal of custom homes location; reconfiguration of retirement parcel, public open space and residential parcel; and increase in height to Block D	Deferred to the December planning meeting.
PL/25/4997/NMA Little Chalfont Golf Club Lodge Lane Little Chalfont Buckinghamshire HP8 4AJ	Proposed non-material amendment to permission for (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	Little Chalfont Parish Council and Little Chalfont Community Association have no comments on this application.

	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; amended legend to building heights plan; and amendments to condition wording) granted under planning reference PL/24//3794/VRC to amend wording of condition 2	
PL/25/5004/CONDA Little Chalfont Park (Land To The South East Of Little Chalfont) Little Chalfont Buckinghamshire HP8 4BL	Application for approval of details subject to condition 2 (external materials) of planning approval ref:PL/24/3793/DE	Little Chalfont Parish Council and Little Chalfont Community Association have no comments on this application.
PL/25/4501/DE Little Chalfont Park Land Between Lodge Lane and Burtons Lane Little Chalfont Buckinghamshire	Reserved matters application (details relating to access, appearance, landscaping, layout and scale) pursuant to conditions 1 (reserved matters), 13 (estate roads), 14 (walking/cycling phasing), 15 (parking and garages) ,16 (refuse), 17 (energy and sustainability), 23 (levels Northern and Eastern Parcel), 26 (noise assessment), and 29 (sustainable drainage) of planning permission reference PL/24/3794/VRC for 292 residential units (Use Class C3) and a Local Centre (289 sqm) (Use Class E), together with associated infrastructure including landscaping, levelling works, drainage and car and cycle parking.	Deferred to the December planning meeting.

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:** Cllr Holmes circulated papers before the meeting. Please refer to planning applications, PL/25/4494/VRC, PL/25/4997/NMA, PL/25/5004/CONDA and PL/25/4501/DE for the recommendations from Little Chalfont Parish Council and LCCA. The clerk had received an email regarding the Proposed build-out on Lodge Lane (next to Network Rail bridge), Little Chalfont from Highways, Buckinghamshire Council – Little Chalfont Parish Council Planning Committee Working Party reviewed the email.
11. **Any other business:** None
12. **Date of next meeting:** Wednesday 10th December 2025 at 19.00 Little Chalfont Village Hall.

Signature.....

Date:.....

