

**MINUTES of Chalfont St. Peter Parish Council  
AMENITIES AND PLANNING COMMITTEE meeting held on  
Monday 27<sup>th</sup> January 2025 at 7pm**

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## **MINUTES**

Present: Cllr Smith (Chair), Cllr Dale (Vice Chair), Cllr Jha, Cllr, Cllr Ryan & Cllr Shinner

**Chairman issued instructions regarding emergency fire exits in the event of fire.**

In Attendance: Ana Santos – Admin and Planning Officer

314. **Public Participation:** None

315. **Apologies:** Cllr Nagra

316. **Declarations of Interests:** None

317. Minutes of meeting held on Monday 6<sup>th</sup> January 2025 approved unanimously and signed by Chair. Proposed by Cllr Shinner and seconded by Cllr Dale. All agreed.

318. **Review action points:** None

319. **Enforcement:** None

320. **Appeals Made:**

PL/24/1030/FA/Land at 4A Denham Walk Chalfont St Peter SL9 0EN/ Erection of 1 dwelling including a new access and associated works.

**APP/X0415/W/24/3352590 - Appeal against refusal**

2013/00088/AB | Erection of new outbuildings and alterations to existing outbuildings | Stampwell Farm Oxford Road Jordans Buckinghamshire HP9 2XD

**APP/X0415/C/23/3335970 – Appeal in progress against Enforcement refusal/ Pending consideration**

PL/23/3817/FA | Change of use to allow non-school swimming lessons in the existing enclosed swimming pool | Thorpe House School 29 Oval Way Chalfont St Peter Buckinghamshire SL9 8QA

**APP/X0415/W/24/3358179 - Appeal against refusal**

321. **Appeals Decided:** None

322. **Called in (new):** None

323. **Called in (ongoing):**

Cllr Smith and Cllr Darby called in **PL/22/2898/OA**, Land at The National Society For Epilepsy Chesham Lane Chalfont St Peter SL9 - **Awaiting decision**

*Signed:*

*Dated:*

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324. Invitations to speak at East Bucks Council Planning Committee on:

**Tuesday 4<sup>th</sup> February 2025 at 6.30pm.-** High Wycombe Council Chamber, Queen Victoria Road, High Wycombe, HP11 1BB (this is a public meeting).

325. **Planning Applications with different outcomes to Parish:** None

326. **New Planning:**

#	Planning Application	Address	Application Details
1.	PL/24/3731/FA	Junction Cottage 6 Monument Lane Chalfont St Peter SL9 0HU	Previous reasons for refusal have not been overcome. Intrusive, dominant and overbearing to number 8. Overdevelopment of the plot which still engulfs existing property.
2.	PL/24/3755/FA	Triangle Maltmans Lane Chalfont St Peter SL9 8RP	We note garage and gym were removed from previous PL/24/0500 as suggested they were not going to be acceptable to neighbours. Obtrusive to neighbours. Dominant, overbearing. We believe there are contradictions in the drawings. If allowed it must be ancillary to the main dwelling.
3.	PL/24/3782/FA	Broad oak 4 North Park Chalfont St Peter SL9 8JW	No objection. We would request this PL to be subject to a condition that the hedge is replanted as soon as possible.
4.	PL/24/3788/VRC	Maldera 16 Layters Avenue Chalfont St Peter SL9 9HP	No objection
5.	PL/24/3796/FA	Rocklands Sandy Rise Chalfont St Peter SL9 9TR	No objection
6.	PL/24/3844/FA	Mead Cottage The Ridgeway Chalfont St Peter SL9 8NP	No objection
7.	PL/24/3877/FA	Steeple 14 Kingsway Chalfont St Peter SL9 8NT	No objection
8.	PL/24/3881/FA	Valeside 3 Copthall Lane Chalfont St Peter SL9 0BX	PL/24/3012 and PL/24/2977 already approved a single-story rear and a loft conversion. Consider this latest application now makes this an overdevelopment of the plot. Insufficient room to park 3 cars off road. Street parking would be dangerous at this point on a bend and a hill on a busy road.

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9.	PL/24/3884/FA	7 Tunmers End Chalfont St Peter SL9 9LW	No objection
10.	PL/24/3910/FA	Lynton 23 Copthall Lane Chalfont St Peter SL9 0BY	No objection
11.	PL/24/3911/FA	Lynton 23 Copthall Lane Chalfont St Peter SL9 0BY	No objection
12.	PL/24/3917/VRC	13 Deancroft Road Chalfont St Peter SL9 0HF	Concerned that there will be Insufficient off road parking spaces for 4 bedroom house if loft is converted, PL/24/1490 stated parking available for 2 cars.
13.	PL/24/3931/VRC	17 Lovel Road Chalfont St Peter SL9 9NW	No comment

### 327. Planning Applications: Trees:

#	Planning Application	Address	Application Details
1.	PL/24/3854/TP	Southcliffe Misbourne Avenue Chalfont St Peter SL9 0PD	No objection
2.	PL/24/3875/TP	6 Elms Road Chalfont St Peter SL9 9QT	No objection

### 328. Miscellaneous Applications: None

### 329. New Applications not for comment, information only:

#	Planning Application	Address	Application Details
1.	PL/24/3698/ADJ	Horn Hill Farm Shire Lane Chalfont St Peter	We object. We note and support Three Rivers District Council highways officer's objection. Intensification of use of this narrow lane site with these office buildings will be dangerous. This site is remote and employees will be car dependant. Insufficient parking for potential use.
2.	PL/24/3703/SA	Bochym Lewis Lane Chalfont St Peter SL9 9TS	If permitted we request a condition that the garage and the store to be used for this intended purpose going forward. We are concerned about the size of the store.
3.	PL/24/3718/SA	Canyellas Boundary Road Chalfont St Peter	No objection

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		SL9 9PG	
4.	PL/24/3856/SA	53 Grange Road Chalfont St Peter SL9 9AH	Insufficient parking if loft is converted to bedroom as there is parking for 2 cars only.
5.	PL/24/3974/SA	Mount Carmel Gold Hill North Chalfont St Peter SL9 9JG	No objection

330. **Amended Planning Applications:** None

331. **Updates on large and sensitive greenbelt applications:**

i) **Stampwell Farm** – PL/22/2521/EU – Stampwell Farm Oxford Road HP9 2XD **C’fwd**

There will be a hearing on Wednesday the 5<sup>th</sup> February 2025

The appeal is against the enforcement notice

332. **Neighbourhood Plan** – Tenders to planning consultants have gone out. It will be discussed in Main Council.

333. **PL/22/2898/OA – Land at the National Society for Epilepsy** – No further updates. **C’fwd**

334. **Holy Cross chapel community use** – No further update. It will be discussed in Main Council **C’fwd**

335. **AONB submission** – For updates on timeline please see [Chilterns Boundary Review | Chilterns National Landscape](#)

Natural England anticipates that the statutory and public consultation will take place in Spring/ Summer 2025. They aim to seek a variation order from the Secretary of State later in 2025. The next steps include finalising the Desirability Report, followed by the boundary setting stage. **C’fwd**

**Action AS** – Forward latest enquiry sent to NE and their response to All Cllrs.

336. **To discuss and agree draft response from the Parish Council to Chilterns National Landscape consultation running from 16<sup>th</sup> Dec 20254 till 3<sup>rd</sup> Feb 2025 on their Management Plan carried out by Chilterns Conservation Board (CCB)** –

**Action Cllr Shinner** - to prepare Draft response from Parish Council and email to All Councillors ahead of Main Council on the 30<sup>th</sup> January.

337. **To discuss streetlighting request on the area between The Bartletts and footpath adjacent with main road on Rickmansworth Lane opposite Robins Orchard** – Cllr Smith to raise this issue with LTA at the next available meeting. No further updates. **C’fwd**

338. **To discuss relocation of streetlight between 17 and 25 Lovel Road SL9 1NW – PL/22/1363/FA** – (PL/22/1363/FA| Demolition of existing bungalow and erection of 9 houses, 2 garage blocks and 1 carport with combined new access from Lovel Road | 17 Lovel Road Chalfont St Peter Buckinghamshire SL9 9NW)

We asked building company CC Building Solutions for more detail on this request and invited them to present to this A&P meeting but have not yet heard back. Still waiting response from applicants. **C’fwd**

339. **To agree and decide on streetlights solar trial in Nicol Road ending –.**

Residents feedback is that solar streetlights are very bright when standing under them but only come on activated by proximity which causes the overall street to be dark as a default. Also other costs need to be

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considered such as batteries replacement every couple of years. Overall response is favourable to going back to LED.

**Recommendation to Main Council: This Committee recommends the Parish Council reverts back to the pre-existing LED streetlights.**

Proposer: Cllr Dale

Seconder: Cllr Jha

**340. To discuss and agree bus stops repairs in Amersham Road junction with Misbourne Avenue and Elms Road –**

**Action AS** – To get 2 or 3 quotes for repairs to bus stops at Misbourne Ave junction with A413, Elms Road and Broadway.

**341. To discuss and agree raising 3 Copthall Lane alleged building control issues with Buckinghamshire Council –**

**Action Cllr Shinner** - to send photos to AS to be added to comments below to be sent to building controls

**Action AS** - to email building control the following comments from this Committee: "Retaining wall along from the boundary with 5 Copthall Lane to the boundary with 4 Rickmansworth Lane has been extended. This is a single skin wall and earth removed from the bank has not been replaced, nor has there been any in-fill of material between the wall and the portion of the garden of 4 Rickmansworth Lane they have removed. We believe the wall is inadequate to prevent land slippage."

**342. Licences (<https://account.aylesburyvaledc.gov.uk/pr/s/>):**

- Application for a new premises licence - Delhi Spice, 3-4 Buckingham Parade, Market Place, Chalfont St Peter, Gerrards Cross, SL9 9EH -available to view on the Council website by clicking [here](#). Please search using the address or postcode of the premises if using the search function. The reference for this application is **PR202412-359887**.

No comment

**343. Parking:** None

**344. Correspondence:** None

**345. Items for Comms and PR Committee:** None

**346. Information items:**

- Taxi licensing driver suitability consultation – consultation open till 9<sup>th</sup> March - <https://yourvoicebucks.citizenspace.com/regulatory-services/driver-suitability/>

**347.** To resolve that in view of the confidential nature of the business to be transacted it is advisable in the public interest, that the press and public be temporarily excluded, and they are instructed to withdraw (Public Bodies (Admissions to Meetings) Act 1960 s1): none

*Signed:*

*Dated:*

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**Date of next meeting:** Monday, 17<sup>th</sup> February 2025 at 7pm.

Meeting finished at 8.54pm

*Signed:*

*Dated:*

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In accordance with the Openness of Local Government Bodies Regulations Act 2014, all non-confidential supporting documentation is available to view from the Parish Council Offices.