

**MINUTES of Chalfont St. Peter Parish Council
AMENITIES AND PLANNING COMMITTEE meeting held on
Monday 17th February 2025 at 7pm**



MINUTES

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

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

In Attendance: Ana Santos – Admin and Planning Officer

348. **Public Participation:** None

349. **Apologies:** Cllr Smith (Chair), Cllr Nagra

350. **Declarations of Interests:**

PL/25/0288/VRC – Little Paddock Bull Lane - Cllr Shinner and Cllr Ryan

351. Minutes of meeting held on Monday 27th January 2025 approved unanimously and signed by Chair. Proposed by Cllr Jha and seconded by Cllr Ryan. All agreed.

352. **Review action points:** None

353. **Enforcement:** None

354. **Appeals Made:**

PL/24/2750/FA | Part two storey / part single storey rear extension and new roof with increased ridge height and rear dormer window. | 5 Fernsleigh Close Chalfont St Peter Buckinghamshire SL9 0HR

APP/0415/D/25/3359159 – Appeal against refusal

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

355. **Appeals Decided:** None

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

357. **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**

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

Tuesday 4th March 2025 at 6.30pm.- High Wycombe Council Chamber, Queen Victoria Road, High Wycombe, HP11 1BB (this is a public meeting).

359. **Planning Applications with different outcomes to Parish:**

#	Planning Application	Address	PC Comments	BC Decision
1.	PL/23/2506/FA	Holly House Lincoln Road Chalfont St Peter SL9 9TQ	No objection	Refuse Permission

360. **New Planning:**

#	Planning Application	Address	Application Details
1.	PL/24/3476/FA	Ellsworth 19 The Queensway Chalfont St Peter SL9 8NB	We support the heritage officer's report and conditions if permission is given.
2.	PL/25/0043/FA	26 Wheatley Way Chalfont St Peter Buckinghamshire SL9 0JE	No objection
3.	PL/25/0069/AV	Co-op Bishops House Market Place Chalfont St Peter SL9 9HE	No objection This is now a Tesco store (not Co-op)
4.	PL/25/0071/FA	6 Garners End Chalfont St Peter SL9 0HE	No objection
5.	PL/25/0094/PIP	North Lodge Lower Road Chalfont St Peter SL9 8LA	We support objectors' comments asking for tree survey and report, heritage report statement, flood risk assessment (emergency flood plan and flood report for this area prone to flooding). We will be able to comment further when this outstanding documentation is received. This is an area known to access and ingress flood issues both in Lower Road and in A413 Amersham Road. We note the need for parking for the planned 8 properties.

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6.	PL/25/0096/FA	Falcon Field 14 Highlands Close Chalfont St Peter SL9 0DR	This is a 5-bedroom house and parking is contrived on this road. Front of the house is encroaching into parking spaces and pavement.
7.	PL/25/0131/FA	Maltmans Cottage Bull Lane Chalfont St Peter SL9 8RH	Contrived parking for 2 cars.
8.	PL/25/0155/FA	55 Foxdell Way Chalfont St Peter SL9 0PL	Front extension of the house sticks out beyond the building line which supports view of one contributor that its overbearing in the road and out keeping in the street scene. There is a substantial increase in footprint. As it's in a slope there may be loss of privacy for neighbouring properties. We suggest Velux windows would be less intrusive to neighbours as it would avoid looking over the garden.
9.	PL/25/0248/FA	37 Hill Rise Chalfont St Peter SL9 9BJ	Object There are two car park spaces with one being in front of the garage. There is limited parking on this road. As this is a 5-bedroom there should be at least 3 car park spaces.
10.	PL/25/0252/FA	4 Grove Close Chalfont St Peter SL9 9JY	No objection. Limited parking.
11.	PL/25/0254/FA	21 Hillside Close Chalfont St Peter SL9 OHJ	No objection
12.	PL/25/0266/VRC	Little Paddock Bull Lane Chalfont St Peter SL9 8RU	No objection
13.	PL/25/0275/FA	21 Hillside Close Chalfont St Peter SL9 0HJ	No objection
14.	PL/25/0331/FA	29 Glebe Road Chalfont St Peter SL9 9NL	No objection

361. Planning Applications: Trees:

#	Planning Application	Address	Application Details
1.	PL/25/0118/TP	The Orangery Woodside Hill Chalfont St Peter SL9 9TB	No objection. We refer to the tree officer's report.
2.	PL/25/0267/TP	Beech House Austenwood Lane	We refer to the tree officer's report.

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	Chalfont St Peter SL9 9DA	
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362. **Miscellaneous Applications:** None

363. **New Applications not for comment, information only:** None

364. **Amended Planning Applications:** None

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

- i) **Stampwell Farm** – PL/22/2521/EU – Stampwell Farm Oxford Road HP9 2XD **C’fwd**
Hearing was on Wednesday the 5th February 2025, the appeal is against the enforcement notice

366. **Neighbourhood Plan** – Tenders from planning consultants have been received, update will be given on next A&P meeting.

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

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

369. **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**

370. **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**

371. **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. **C’fwd**

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

To reinstate the streetlights back to LED streetlights as the old ones were old, rusty and unusable new heads need to be purchased and installed.

The current solar streetlights will be sold and any money received (taking into account they are 18m old and depreciated in price) will be deducted from new heads and Leigh Electrical will not charge for any wiring, (re-)installation and move related costs.

373. **To discuss and agree bus shelters repairs in Amersham Road junction with Misbourne Avenue, Elms Road and Broadway –**

Recommendation: This Committee recommends the Parish Council approves the quotation from GW Shelter solutions of £9,651.38 to repair bus shelters in locations Amersham Road junction with Misbourne Avenue, Elms Road and Broadway as per itemised list shared as supporting document.

Proposer: Cllr Dale

Signed:

Dated:

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Seconder: Cllr Ryan
All agree.

374. **Licences** (<https://account.aylesburyvaledc.gov.uk/pr/s/>): None

375. **Parking**: None

376. **Correspondence**: None

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

378. **Information items**: None

379. 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

Date of next meeting: Monday, 10th March 2025 at 7pm.

Meeting finished at 8pm

Signed:

Dated:

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