

Chesham Bois Parish Council

Minutes of the Planning Committee Meeting held in The Parish Centre, Glebe Way, Chesham Bois Monday 11th August 2025 at 7.30 pm

PRESENT: Cllr J Harris, Cllr P Eckersall, Cllr C Mellor, A Dealey (Clerk) and two members of the public

The meeting was recorded and all parties were made aware at the outset.

P169.1 Questions and Comments from the Public

Two members of the public attended the meeting to register their objection to planning application PL/25/1873/FA. The objections were that the development was dominant, intrusive and unsympathetic to conservation area requirements. The replacement of the existing glazing would contribute to light pollution in a rural area. There was a risk of boundary encroachment with the new design. The loss of the garage and car port would result in parking issues, loss of greenery and surface drainage problems.

P169.2 Apologies for Absence

Cllr J Bailey, Cllr S Staite

P169.3 To Receive Declarations of Interest or Dispensations relating to this Meeting

None received

P169.4 To Approve the Minutes of the Meeting held on 21st July 2025

Minutes were approved

P169.5 Recent Decisions & those at Variance with the Recommendations of this Committee. Of the applications decided between 17th July and 6th August none were of a different outcome.

			CBPC Decision	Bucks CC Decision
PL/25/1707/FA	Demolition of existing conservatory and erection of two single-storey rear extensions and front gate., Alterations to existing fenestration and internal layout.	Highgate, 12A Copperkins Lane HP6 5QB	Neutral	Conditional permission
PL/25/1840/FA	Demolition of existing single storey rear extension and conservatory and erection of new single storey rear extension	Linden Lea 32 Long Park HP6 5LA	Neutral	Conditional permission
PL/25/1985/KA	T1 Sycamore - Crown Lift to 6m and reduce lateral growth back by 2m to suitable growth points, over the garden, T2 Purple Beech, T3 Western Red Cedar - Fell to ground level, T3 Yew - Crown Reduction - reducing the height and spread by up to 2m. (Conservation Area: Chesham Bois)	25 Laurel Court HP6 5LP	Neutral	TPO shall not be made

169.6 To Consider Applications to 6th August 2025

Ref Number: PL/25/1648/FA Address: Chess Cottage 71 St Leonards Road HP6 6DR
External fenestration changes, including external insulation and render, together with a garage conversion.

CBPC decision: Neutral

Ref Number: PL/25/1873/FA Address: Edgewood 71 Bois Lane HP6 6DF
Two storey front extension, front dormer, garage conversion, infilling of carport and attached shed.

In the interest of transparency, all at the meeting were made aware that this application is on behalf of a Chesham Bois Councillor, although not a member of the planning committee. The objections raised by the resident regarding this application were considered based on the points made at the meeting. Unfortunately, supporting information was not provided by the resident prior to the meeting. The decision could not be deferred as it would have been out of time. A site inspection had been carried out by CBPC. Following careful consideration of material considerations in relation to this application, the planning committee returned a neutral decision.

CBPC decision: Neutral

Ref Number: PL/25/1931/FA Address: Clifton House 44 Clifton Road HP6 5PP
Proposed Rear Terrace

CBPC decision: Neutral

Ref Number: PL/25/2134/FA Address: 17 Stubbs Wood HP6 6EY
Single storey rear extension

CBPC decision: Neutral

Ref Number: PL/25/2190/FA Address: 69 St Leonards Road HP6 6DR
Part two storey, part single storey side / rear / front extension and replacement side dormer window and canopy to front

CBPC decision: Neutral

Ref Number: PL/25/2265/TP Address: Copperfield Woodside Avenue HP6 6BG
T1 Prune Beech - reduce the lateral spread by 2.5 to 3.5 meters, reduce and/or remove all lower branches to raise crown of the tree to 5 meters. (TPO/1991/003)

CBPC decision: Neutral. Note: Concern regarding ownership of the tree

Ref Number: PL/25/2378/CONDA Address: Larchwood 5 Winstone Close HP6 5PJ
Approval of conditions 2 (materials) and 9 (Approved plans) of planning permission - PL/24/2824/FA - Demolition of an existing double storey detached dwelling with integrated garage, and erection of new double storey detached dwelling with integrated garage, pergola and swimming pool in rear garden, and landscaping (self build).

CBPC decision: Neutral

The meeting closed at 8.04 pm