

Chesham Bois Parish Council
Minutes of the Planning Committee Meeting held in
The Parish Centre, Glebe Way, Chesham Bois
Monday 27th October 2025 at 7.30 pm

PRESENT: Cllr J Harris, Cllr P Eckersall, Cllr C Mellor, A Dealey (Clerk)

P173.1 Questions and Comments from the Public

None received

P173.2 Apologies for Absence

Cllr S Staite, Cllr J Bailey

P173.3 To Receive Declarations of Interest or Dispensations relating to this Meeting

None received

P173.4 To Approve the Minutes of the Meeting held on 13th October 2025

Minutes were approved

P173.5 Recent Decisions & those at Variance with the Recommendations of this Committee. Of the applications decided between 9th and 22nd October none were of a different outcome.

			CBPC Decision	Bucks CC Decision
PL/25/1931/FA	Proposed Rear Terrace	Clifton House 44 Clifton Road HP6 5PP	Neutral	Conditional permission
PL/25/2190/FA	Part two storey, part single storey side / rear / front extension and replacement side dormer window and canopy to front	69 St Leonards Road HP6 6DR	Neutral	Conditional permission
PL/25/2482/FA	Erection of part single/part two storey rear and side extension. Part conversion of garage to gym.	30 St Leonards Road HP6 6DS	Neutral	Refuse permission
PL/25/2672/TP	Crown reduction to 1 x Oak tree by reducing overall spread by approx. 2 meters with reductions of up to 2.5 meters in the longest areas where growth is most pronounced to reduce encroachment onto house and surround properties while maintaining the trees natural form and structural integrity	34 Hollybush Lane HP6 6EB	Neutral	Conditional permission

PL/25/2916/FA	Demolition of existing attached and detached garages, part two, part single storey rear extension, lean to side extension, detached annexe building with a glazed link to side elevation, loft conversion with a rear dormer, front and side roof lights and alterations to existing driveway with new vehicular access.	53 Clifton Road HP6 5PN	Neutral	Conditional permission
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173.6 To Consider Applications to 22nd October 2025

Ref Number: PL/25/3288/FA

Address: Blackwell House 21 Stubbs Wood HP6 6EY

Demolition of existing detached two storey dwelling and detached garage annex and replacement with a detached dwelling with use of roof space, a detached garage annex and entrance gates and associated brick piers together with the retention of the existing access points and associated ancillary works including landscaping and hardstanding.

CBPC Decision: Object - Stubbs Wood is an established residential area of special character. The proposed development is not in keeping with the style of existing properties. The inclusion of a four-car garage is considered excessive and out of character with the surrounding dwellings. Additionally, there is concern that the proposed entrance gates may cause obstruction to other road users, particularly if vehicles are required to wait on the highway while the gates are opened to access the property.

Ref Number: PL/25/3365/VRC

Address: Larchwood 5 Winstone Close HP6 5PJ

Variation of condition 9 (approved plans) of planning permission ref: 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)) to allow for the addition of PV panels on the south-west facing flank roofslopes.

CBPC Decision: Neutral

Ref Number: PL/25/4158/TP

Address: Ruthwell Oakway HP6 5PQ

T1 Beech – Fell

CBPC Decision: Neutral provided Tree Officer raises no objections

Ref Number: PL/25/4448/SA

Address: 11 Deep Acres HP6 5NX

Certificate of lawfulness for proposed extension and changes to fenestration

CBPC Decision: Neutral

Ref Number: PL/25/4541/NMA

Address: 15 Hollybush Lane HP6 6EB

Non material amendment to planning permission PL/24/3516/FA (Single storey rear extension and front porch extension) to allow for front porch infill with fixed glazing

CBPC Decision: Neutral

The meeting closed at 7.37 pm