

Chesham Bois Parish Council
Minutes of the Planning Committee Meeting held in
The Parish Centre, Glebe Way, Chesham Bois
Monday 15th December 2025 at 7.30 pm

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

P176.1 Questions and Comments from the Public

None received

P176.2 Apologies for Absence

Cllr S Staite, Cllr P Eckersall

P176.3 To Receive Declarations of Interest or Dispensations relating to this Meeting

None received

P176.4 To Approve the Minutes of the Meeting held on 25th November 2025

Minutes were approved

P176.5 Recent decisions and those at variance with the recommendations of this Committee. Of the applications decided between 20th November and 10th December one was of a different outcome.

			CBPC Decision	Bucks CC Decision
PL/25/1873/FA	Two storey front extension, front dormer, garage conversion, infilling of carport and attached shed	Edgewood 71 Bois Lane HP6 6DF	Neutral	Conditional permission
PL/25/3288/FA	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.	Blackwell House 21 Stubbs Wood HP6 6EY	Object – Proposed development not in keeping with style of existing properties. Four car garage is excessive and out of character. Proposed entrance gates may cause obstruction to other vehicles.	Conditional permission
PL/25/4158/TP	T1 Beech – Fell	Ruthwell Oakway HP6 5PQ	Neutral provided Tree Officer raises no objections	Conditional permission
PL/25/4541/NMA	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	15 Hollybush Lane HP6 6EB	Neutral	Non material amendment-accepted

176.6 To Consider Applications to 10th December 2025

- Ref Number:** PL/25/4664/FA Address: Candlemas 51 Green Lane HP6 5LQ
Detail: Demolition of existing rear conservatory and construction of single storey front, side and rear extensions incorporating garage conversion together with a loft conversion to provide first-floor habitable accommodation incorporating a roof extension, including an increase in side eaves height and front, side and rear dormers and side rooflights.
CBPC Decision: Object – overdevelopment of the site, rear windows causing loss of privacy for neighbour and concern re insufficient parking
- Ref Number:** PL/25/4764/FA Address: Brooksby Mayhall Lane HP6 5NR
Detail: Construction of part single, part two storey front extension, single storey side/rear extensions, first floor side extension and associated alterations.
CBPC Decision: Object – CBPC do not believe this second application overcomes the reasons why the original application was refused. The land outside the property boundary forms part of Chesham Bois Common and should Buckinghamshire Planning be minded to grant permission it must be pointed out to the applicants that they may not automatically park any vehicles, nor store building materials or plant or site skips on the Common during building work.
- Ref Number:** PL/25/5510/TP Address: Land Adj Larchwood 5 Winstone Close HP6 5PJ
Detail: T2- English Oak - crown reduce canopy spread of 13m, to achieve a radial crown spread of 8m. T9 to T23 - Beech - crown lift to gain 10m clearance above ground level.
(TPO/1951/011)
CBPC Decision: Neutral – provided the Tree Officer raises no objection
- Ref Number:** PL/25/6114/KA Address: Mapledene North Road HP6 5NA
Detail: T1 - Conifer - Remove to ground level. T2 - Hornbeam - Raise canopy over road to 5.5 metres. T3 - Hornbeam - Raise canopy over road to 5.5 metres. T4 Hazels - Cut back into hedge. T5 - Sycamore - Reduce to old pruning points and shape by approx 4 metres. T6 Silver Birch - Reduce by approximately 3 metres and shape. T7 - Ash at rear -Reduce by approx 4.5 metres and shape. (Chesham Bois Conservation Area).
CBPC Decision: Object – No sketch plan included in application. Insufficient information provided to make an informed decision.
- Ref Number:** PL/25/6227/TP Address: Copperfield Woodside Avenue HP6 6BG
Detail: T1 Beech - Remove. (TPO/1991/003)
CBPC Decision: Neutral – provided the Tree Officer raises no objection

The meeting closed at 7.42 pm