

AMERSHAM TOWN COUNCIL

MINUTES OF A MEETING OF
THE PLANNING AND FOOTPATHS WORKING GROUP
HELD ON 15th September 2025

PRESENT:
Councillor J Noaman (Chair)
Councillor K Thornton (Vice Chair)
Councillor J Allum
Councillor J Brown
Councillor D Pinkney
Councillor H Amarshi
Councillor A Vyas
Councillor J Wilkinson

IN ATTENDANCE:
Mr M Warren – Administration Officer
Councillor M Roberts
Councillor M Day
Mrs L Richardson – Town Clerk
9 Amersham residents

39. APOLOGIES: Councillor S Woodhead, Councillor M Brady (received after the meeting)
40. ABSENT NO APOLOGIES:
None
41. DECLARATIONS OF INTEREST:
Councillor J Noaman and Councillor J Brown declared membership of Amersham Revitalization group.
42. BUCKINGHAMSHIRE CHILTERN MATTERS:
There were no Buckinghamshire Chiltern Matters arising
43. PLANNING APPLICATIONS: LISTS DATED 15th 22nd and 29th August and 5th September
(Please see attached Appendix I)
44. LICENSES:
There were no licenses to discuss.
45. MATTERS FOR REPORT:
There were no matters for report.

The meeting closed at 9.37pm

..... Chairman

15th September 2025

Appendix I

PL/25/2273/PAPCR	Leywood House 47 Woodside Road Amersham Buckinghamshire HP6 6AA	Prior Notification under Class MA of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 for change of use of first and second floors from commercial, business and service (Use Class E) to 5 residential flats (Use Class C3)	No comment (15/09/25)
PL/25/2498/KA	Norwood Cottage Norwood Court The Broadway Amersham Buckinghamshire HP7 0HW	G1 hazel/yew - reduce height by 2.5m and reshape sides by up to 1.5m (Amersham Old Town Conservation Area)	No comment (15/09/25)
PL/25/2252/FA	Amersham and Chiltern Rugby Club Ash Grove Amersham Buckinghamshire HP6 5QU	Construction of 3G training pitch, enclosures and re-installation of floodlighting. Creation of 4 padel courts with associated canopy. Laying-out of perimeter running track, replacement surface to outdoor gym, and resurfacing and formalisation of overflow car park. Re-grading and installation of drainage to playing pitch, along with installation of new balancing pond. Erection of care home (Use Class C2), with associated access, car park and secure garden. Extensions to clubhouse. Widening and resurfacing of Ash Grove. Landscape and habitat improvements, along with other minor works, including bin and bike stores, boundary treatment, and relocated storage containers.	Discussed (15/09/25) The members had a few points to raise, <ul style="list-style-type: none"> • Could permeable materials be used rather than tarmac for the resurfaced parking area? • Could solar panels and EV chargers be installed as part of the development to help offset the extra power being used over the whole development? • Strict road marking needs to be put in place to stop people parking on Ash Grove. • As there is a shared access road for the rugby club and care home, is there provision for keeping the access clear for emergency vehicles?

			<ul style="list-style-type: none"> Some concern was voiced about possible noise disturbance to neighbours from emergency vehicles needing 24h access to the care home for possible medical emergencies Could the bin store be relocated to address the concerns already voiced by neighbours about its proposed location? Hours of operation should be imposed for the use of floodlights and the padel court to prevent light pollution to nearby neighbours.
PL/25/2407/FA	109 Hundred Acres Lane Amersham Buckinghamshire HP7 9BN	Part two storey, part single storey rear extension	No objection (16/09/25)
PL/25/2463/FA	15 Highland Road Amersham Buckinghamshire HP7 9AU	Two storey side extension with associated internal and external alterations to windows to rear elevation.	No objection (16/09/25)
PL/25/3040/KA	3 Little Shardeloes Amersham Buckinghamshire HP7 0EF	T3 cypress - fell (Amersham Old Town Conservation Area)	No comment (15/09/25)
PL/25/2488/FA	Rosewood 49 Longfield Drive Amersham Buckinghamshire HP6 5HE	Erection of part single/part two storey rear/side extension following removal of existing single storey rear extensions. Roof enlargement, alterations to Front Facade and internal alterations	No objection (16/09/25)

PL/25/2145/FA	7 Highfield Close Amersham Buckinghamshire HP6 6HG	Single storey rear extension, garage conversion, addition of rooflight in the front roof slope, incorporation of porch into the house and widening of driveway	No objection (16/09/25)
PL/25/2616/FA	2 Saxon Close Amersham Buckinghamshire HP6 5QA	Single storey side extension.	No comment (15/09/25)
PL/25/2597/FA	48 New Road Amersham Buckinghamshire HP6 6LH	Single storey side/rear extension.	No comment (15/09/25)
PL/25/2404/OA	Land To The South East Of Whielden Street Amersham Buckinghamshire	Outline planning application, with all matters reserved (except access), for the erection of up to 45 dwellings, including affordable housing, public open space, hard and soft landscaping, biodiversity enhancements and new vehicular access onto Whielden Street, and associated infrastructure	<p>Recommend Refusal (15/09/25) Amersham Town Council Planning Committee would like to inform Buckinghamshire Council that they are recommending that this application be refused on the following grounds:</p> <ul style="list-style-type: none"> • Heritage of Amersham Old Town- this development would significantly and irreversibly damage the heritage of Amersham Old Town including its character and archaeological significance. It is not in-keeping with the character and design of the Old Town. • Traffic- this development would significantly increase traffic in the area and the proposed access point would increase congestion around Amersham

			<p>Hospital which may hinder the progress of emergency vehicles and patients/visitors to the hospital.</p> <ul style="list-style-type: none">• Access and Parking- the design proposal will impede on access to Amersham Hospital which will further increase congestion in the area as well as cause a loss of parking spaces for both residents and paying visitors.• Environmental Damage- the site is a known hotspot for wildlife such as bats, badgers and deer. The site also contains rare orchids such as bee orchids. Residents have noted how frequently rare plants and an array of wildlife are spotted on the site and this development threatens their natural habitat and the surrounding ecosystems. This development will cause significant and irreversible harm to the biodiversity of the area.• Overlooking- This development would significantly overlook the properties surrounding it, this would include but is not limited to the properties situated on
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			<p>Whielden Green.</p> <ul style="list-style-type: none">• Drainage and flood risk- The elevation of the development will cause drainage and surface water run off issues which will impact both the residents of the new development and the owners/occupiers of surrounding properties.
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PLANNING