

**Little Missenden Parish Council
Minutes of the Planning Committee Meeting
held at Rossetti Hall on
Monday 3rd April 2017**

The Meeting Commenced at 7.30pm

Present.

Cllr. Giles (Chair)

Cllrs. Burke, Spiller, Vigart, Whitten, Fallon, Marzouk

1. Apologies were received and accepted from Cllrs. Geraghty, Rawbone, Dominy, Baker and Werbiski (Dutton)

2. Public Discussion - No members of the public attended.

3. Councillors' Declarations of Interest in the Applications under consideration - None.

4. Minutes of Last Meeting

There were no minutes as the previous meeting on 6th March was cancelled.

5. Planning Applications

Planning Applications as listed in Attachment 1 were considered and it was **Agreed** that the comments as shown be forwarded to Chiltern District Council

6. Planning Authority Decisions

None.

7. Planning Notices.

None.

8. Planning appeals and application decisions.

None

9. The area known as "Bubbles" Car Wash

LMPC Cllrs. to review the site on a regular basis and take photographic evidence as appropriate to support the enforcement notice issued by Chiltern District Council.

As there was no further business the Planning Committee Meeting concluded at 8.20pm

Attachment 1 – Planning Applications – Planning Committee Meeting 3rd April

Signed as an accurate record of the Meeting

Cllr L Giles

2017

Chairman of Planning

Attachment 1

Little Missenden Parish Council

Planning Applications – Planning Committee Meeting 3rd April 2017

CH/2017/0410/FA | Rear extension with habitable loft space at first floor level, alterations to existing single storey rear projection | 19 New Pond Road Holmer Green High Wycombe Buckinghamshire HP15 6SU

No Objection

CH/2017/0387/FA | Two storey side/rear extensions with front and rear dormers | 18 Orchard Park Holmer Green Buckinghamshire HP15 6QX.

No Objection

CH/2017/0382/FA | Single storey side extension, repositioning of entrance door to flat No 1 with door canopy, fenestration alterations | 1 Highmore Cottages Little Missenden Amersham Buckinghamshire HP7 0RB

No Objection

CH/2016/1330/FA | Erection of agricultural building to house livestock | Oaklands Farm Beamond End Lane Beamond End Buckinghamshire HP7 0QT

No Objection

CH/2017/0444/FA | Change of use of land to equestrian use, erection of a timber stable block and an all weather menage, creation of a stone access track | Flint Cottage Windsor Lane Little Kingshill Great Missenden Buckinghamshire HP16 0DZ

No Objection

CH/2017/0454/FA | Single storey front single storey side extensions | Bramley Farm Heath End Road Little Kingshill Buckinghamshire

No Objection

CH/2017/0458/FA | Two storey side single storey front extensions | 19 School Close Holmer Green High Wycombe Buckinghamshire HP15 6SR

No objection

CH/2017/0449/FA | Conversion of garage to habitable accommodation | 11 Brays Meadow Hyde Heath Amersham Buckinghamshire HP6 5RY

No Objection

CH/2017/0372/FA | Subdivision of property to create a new dwelling | 40 Copners Drive Holmer Green Buckinghamshire HP15 6SG

No Objection

CH/2017/0482/FA | Two storey side extension, single storey porch extension, front roof dormer, amendment to roof of existing rear dormer | Arden Weedon Hill Hyde Heath Buckinghamshire HP6 5RN

No Objection

CH/2017/0290/FA | Siting of temporary rural workers dwelling, erection of general purpose agricultural building and yard, formation of farm track | Land To The North Of Heath End Road Little Kingshill Buckinghamshire

Object on the following Grounds:

We believe this is inappropriate development in the open Green Belt and AONB.

The current business is small scale and does not have a major impact although it has resulted in a complete change to what was open farmland, with the erection of significant fencing and a number of temporary buildings.

The proposed increase in size of the business will result in considerably more traffic into the site. Highways have already identified that the proposed access from Heath End Road is inappropriate. From regular observations the current access is used infrequently. The proposed increase in the number of animals on the site will inevitably lead to greater traffic and this will be increased further if a family sized residential accommodation is approved.

To justify the positioning of a temporary agricultural dwelling on the site, it is claimed that no accommodation would be available in the immediate area. To our knowledge five properties have been available for rent or purchase in close proximity to the site in the last two years. This would indicate that the operator of the site has not fully considered alternative accommodation as a more appropriate way of providing for the 1.5 person staffing level identified as needed. We do not believe that the applicant has advertised locally for staff. We consider the requirements of Section 55 of the NPPF are not met. Also the requirements of Policy GB17 are not met in that the above demonstrates that the need for a new dwelling in the proposed location is not proven.

There are two footpaths running alongside the site. In addition to the one shown, there is a second on the northeast side of the site which will be materially impacted. These paths are well used by local residents and increased traffic on the access to the area designated for parking may raise safety issues.

We are also concerned that Latton Alpacas website advertises the availability of 'Alpaca Experiences', 'Crafting Courses' and various other activities (See attachment). No mention is made of these in the planning application but it would appear that the intention is to transform the site from what had been open pasture land into a commercial complex, which would require a change of use.

As we understand it, the breeding of alpacas is an agricultural business and therefore planning consent is not required for the proposed barn. However the height of the barn at 6m and the length at 18m as shown will make it very intrusive in the AONB. A lower height barn would be more appropriate, and rotating it through 90 degrees would reduce the impact, particularly for neighbouring dwellings, which are only 180m away and would have a clear view of the barn.

Additional points concerning this planning application.

- a) The location plan shows less land than is currently being used by the business. Is this an error or is the adjacent land a separate business?
- b) Little Missenden Parish Council was not advised of the application by CDC, even though the access from Heath End Road lies within the Parish.



— An Alpaca — EXPERIENCE

Come and spend a few hours up close and personal with our extremely friendly alpacas. Meet Mary, our self-appointed alpha-female and Director of Marketing ([click here to see Mary's Newsletters](#)) and all the mums, dads and crias (baby alpacas). We usually have around 40 in all to meet, each with their own characters and idiosyncrasies.

Start off by learning a little about the history of these amazing animals. Then we will really get up close and personal, showing you a range of husbandry techniques and tricks of the trade. Once you have fed, watered, caught, haltered and walked with the alpacas it will be time to understand how we utilise this most amazing fleece.

Prices as follows:

We charge £25/person up to 4 people

5 – 12 people – £12.50/person

12 people and over, call for party rates

Please note: With parties of brownies, guides, schools etc we offer substantially reduced rates.

