

All correspondence should  
be addressed to:

**The Clerk to the Council**

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**Minutes of Little Missenden Parish Council Planning Meeting  
held on 1<sup>st</sup> March 2021 via Zoom**

**Attendees**

Councillor S Baker - Chair; Councillors D Hill, S Burke, J Fallon, S Geraghty, G Spiller  
Assistant Parish Clerk - Lynne Lusby  
Parish Clerk - Helen Hogan

**1. Public forum for discussion of Planning Applications only.**

No members of the public were present.

**2. Apologies for absence.**

Councillor D Baker

**3. Councillor's Declarations of Interest.**

None received.

**4. To receive and approve the previous Planning Committee Meeting Minutes for 1<sup>st</sup> February 2021.**

Minutes approved.

**5. Current Planning Applications**

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|                                  |   |
|----------------------------------|---|
| a)                               | <b>Thornhay Hare Lane Little Kingshill Bucks HP16 0EF</b><br>Addition of 4 dormer windows to existing outbuilding, partial conversion of garage to living space and changes to doors and windows, continued use of building for ancillary residential purposes. |
| <b>Reference:</b>                | PL/21/0260/FA   |
| <b>Date validated:</b>           | 22 January 2021   |
| <b>Consultation expiry date:</b> | 19 February 2021  |
| <b>Date received by LMPC:</b>    |   |
| <b>Determination date:</b>       | 19 March 2021   |
|                                  | <b>NO OBJECTION</b> – however, request for restrictions to be made that the dwelling is not to be used as a permanent habitable space and is to remain as one dwelling.   |

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**b) 70 Beech Tree Road Holmer Green Bucks HP15 6UT**  
Two storey rear extension, roof extension, loft conversion with two front dormers.  
**Reference:** PL/21/0480/FA  
**Date validated:** 5 February 2021  
**Consultation expiry date:** 9 March 2021  
**Date received by LMPC:** 12 February 2021  
**Determination date:** 2 April 2021  
**OBJECTION** – Rear windows are too large and will overlook neighbouring properties and be unsightly from an AONB. Roof is excessive looking.

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**c) Rowan Cottage 22 Glebe Close Holmer Green Bucks HP15 6UY**  
Single storey front and rear extensions, roof alterations including raising the roof height to allow for living space in loft, including one front dormer, two rear dormers, one side rooflight and new pitched roof over existing rear extension and changes to windows.  
**Reference:** PL/21/0409/FA  
**Date validated:** 12 February 2021  
**Consultation expiry date:** 10 March 2021  
**Date received by LMPC:** 18 February 2021  
**Determination date:** 9 April 2021  
**OBJECTION** –inadequate parking after losing the garage. Roof height increase will be above the street height so will look out of character with the street view.

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**d) 69 New Road Little Kingshill Bucks HP16 0EU**  
Certificate of lawfulness for proposed demolition of existing rear bay window and construction of new rear extension, changes to rear doors, internal alterations and landscaping.  
**Reference:** PL/21/0470/SA  
**Date validated:** 5 February 2021  
**Consultation expiry date:** Not available  
**Date received by LMPC:** 18 February 2021  
**Determination date:** 2 April 2021  
**NO OBJECTION**

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**e) Hollands Farm Penfold Lane Holmer Green Bucks HP15 6XS**  
Installation of 20 solar panels on roof of detached garage.  
**Reference:** PL/21/0170/FA  
**Date validated:** 5 February 2021  
**Consultation expiry date:** 4 March 2021  
**Date received by LMPC:** 11 February 2021  
**Determination date:** 2 April 2021  
**OBJECTION** – Listed building in an AONB. Will spoil the street view, not in keeping with the character of the property.

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**f) Lister Lodge Windsor Lane Little Kingshill Bucks HP16 0DL**  
First floor side extension above existing garage with garage conversion to habitable space, single storey timber pool house outbuilding in rear garden, single storey double car port to front, new gable end roof extension to front matching existing roof finishes, new roof lights, changes to internal and external doors and windows.  
**Reference:** PL/21/0508/FA  
**Date validated:** 16 February 2021  
**Consultation expiry date:** 11 March 2021  
**Date received by LMPC:** 18 February 2021  
**Determination date:** 13 April 2021  
**NO OBJECTION**

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**g) 6 Highmore Cottages Little Missenden Amersham Bucks HP7 0RB**  
**Single storey rear extension**

**Reference:** PL/21/0564/FA  
**Date validated:** 18 February 2021  
**Consultation expiry date:** Not available  
**Date received by LMPC:** Not received  
**Determination date:** 15 April 2021  
**NO OBJECTION**

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**h) 21 Orchard Way Holmer Green Bucks HP15 6RF**

Single storey front extension, increase in hardstanding area and installation of bi-fold door to rear.

**Reference:** PL/21/0624/FA  
**Date validated:** 16 February 2021  
**Consultation expiry date:** Not available  
**Date received by LMPC:** Not received  
**Determination date:** 13 April 2021  
**NO OBJECTION**

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**i) 6 Meadow Way Hyde Heath Amersham Bucks HP6 5RX**

Demolition of existing outbuilding, proposed new summer house outbuilding.

**Reference:** PL/21/0619/FA  
**Date validated:** 19 February 2021  
**Consultation expiry date:** Not available  
**Date received by LMPC:** Not received  
**Determination date:** 16 April 2021  
**NO OBJECTION**

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**j) 57 New Road Little Kingshill Bucks HP16 0EU**

Non material amendment to planning permission PL/19/2165/FA (Single storey side infill extension, addition of roof lights to rear elevation, changes to windows and conversion of garage to habitable space and storage.) to allow changes to doors and windows, lowering of pitched roof and omission of rear rooflights.

**Reference:** **PL/21/0498/NMA**  
**Date validated:** 8 February 2021  
**Consultation expiry date:** Not available  
**Date received by LMPC:**  
**Determination date:** 8 March – Awaiting decision  
**NO OBJECTION**

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**k) Autumn Cottage 57 Sheepcote Dell Road Holmer Green Bucks HP15 6TL**

T1, T2 and T3 – Beech – Reduce in height and width by approx. 3M (TPO/1995/005)

**Reference:** PL/21/0497/TP  
**Date validated:** 8 February 2021  
**Consultation expiry date:** 4 March 2021  
**Date received by LMPC:** 11 February 2021  
**Determination date:** 5 April 2021 Trees – N/A

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## 6. *Planning Decisions*

- i. **Holmer Green Senior School Parish Piece Holmer Green Bucks HP15 6SP**  
Approval of condition 2 (Community Use Agreement) of planning permission PL/19/2262/FA – Hard surfaced fenced 4-court tennis area.  
**PL/21/0176/CONDA Validated: 21 January 2021 Status: Condition Accepted**
- ii. **56 Brays Meadow, Hyde Heath Amersham Bucks HP6 5RY**  
Certificate of Lawfulness for proposed vehicular access.  
**PL/20/3968/SA Validated: 7 December 2020 Status: Certificate of Law for proposed dev/use refused**
- iii. **37 Winters Way Holmer Green High Wycombe Bucks HP15 6YA**  
Certificate of lawfulness for proposed vehicular crossover  
**PL/20/4321/SA Validated: 17 December 2020 Status: Certificate of Law for proposed dev/use issued**
- iv. **59A Beech Tree Road Holmer Green Bucks HP15 6UR**  
Demolition of existing conservatory and erection of single storey rear extension  
**PL/20/4255/FA Validated: 23 December 2020 Status: Conditional Permission**
- v. **Baptist Church The Common Holmer Green Bucks HP16 6TD**  
Erection of detached outbuilding to rear/side of church.  
**PL/20/3186/FA Validated: 7 December 2020 Status: Conditional permission**
- vi. **Flint Cottage Brays Lane Hyde Heath Buckinghamshire HP6 5RT**  
Part two storey/part single storey rear extension.  
**PL/20/4004/FA Validated: 26 November 2020 Status: Conditional Permission**
- vii. **The Boundary 25 Harries Way Holmer Green Buckinghamshire HP15 6UE**  
First floor side and single story rear extension, alterations to windows/doors to front elevation and formation of hardstanding  
**PL/20/2410/FA Validated: 13 August 2020 Status: Permission refused**
- viii. **Chalk Hill Farm Chalk Lane Hyde Heath Bucks HP6 5SA**  
Reserved matters following outline planning permission PL/18/2502/OA (Outline planning permission for conversion of two barns to provide two dwellings (all matters reserved))  
**PL/20/1954/DE Validated: 13 July 2020 Status: Conditional approval**
- x. **65 and Rear Of 67-69 Watchet Lane Holmer Green Buckinghamshire HP15 6UF**  
Application for approval of details reserved by condition 2, 3, 6 & 9 on planning permission PL/18/2797/FA - Redevelopment of site to provide two detached dwellings with integral garages, a pair of semi-detached dwellings and a single detached dwelling with carport and construction of revised vehicular access  
**PL/20/3374/CONDA Validated: 9 October 2020 Status: Condition accepted**
- xi. **Roxeth 1 School Close Holmer Green Bucks HP15 6SR**  
Two storey side, first floor rear and front porch extensions, Mansard roof to be removed allowing for the walls to be built up with alterations to the window, changes to windows and doors to rear elevation and removal of chimney.  
**PL/20/3817/FA Validated: 23 November 2020 Status: Conditional permission**
- xii. **The Old Orchard Stony Lane Little Kingshill Bucks HP16 0DS**  
Variation of Condition 2 and 3 of planning permission POL/19/4000/FA (Single storey rear extensions, rear Juliet balcony and changes to rear doors and windows) to allow for: Changes to rear doors, render finish to the whole of the property, new vehicular accesses, driveway and gates.  
**PL/20/3766/VRC Validated: 30 November 2020 Status: Conditional permission**

## 7. **Planning Notices**

- a) **41 Watchet Lane Holmer Green Bucks HP15 6UF**  
Erection of two detached dwellings, one with integral garage and creation of new vehicular access.  
**PL/20/4358/FA Validated: 7 January 2021 Status: Awaiting decision – There is a meeting at Bucks Planning Dept.on 9 March 2021 at 18.30 regarding this.**
- b) **1 Mill End Cottages Village Road Little Missenden Buckinghamshire HP7 0RG**  
Demolition of rear conservatory and erection of single storey rear extension and Demolition of rear conservatory and erection of single storey rear extension  
**PL/20/4013/FA & PL/20/4014/HB Validated: 27 November 2020 Status: Registered**
- c) **Great Meadow Barn Copes Farm Spurlands End Road Great Kingshill Bucks HP15 6 HZ**  
Certificate of Lawfulness for an existing use of barn as residential dwellinghouse (Use Class C3)  
**PL/20/2063/EU Validated: 15 July 2020 Status: Registered**
- d) **Land at Hollyberry Grove Holmer Green Buckinghamshire HP15 6XB**  
Conversion of barn and stable to residential dwelling and garden room.  
**PL/20/2790/FA Validated: 17 September 2020 Status: Awaiting decision**
- e) **The Manor Cottage Taylors Lane Little Missenden Buckinghamshire HP7 0QZ**  
Listed Building Consent to: Demolish the wall between the kitchen and dining room and install steel beam, remove lead water pipes and replace with modern pipes.  
**PL/20/2853/HB Validated: 21 September 2020 Status: Registered – Conditional Permission**
- f) **Hare Cottage and Kingshill Lodge Windsor Lane Little Kingshill Bucks HP16 0DZ**  
Extension of vehicular access and partial demolition of boundary walls to each property.  
**PL/20/3665/FA Validated: 13 November 2020 Status: Registered**
- g) **Limes Cottage Village Road Little Missenden Buckinghamshire HP7 0RG**  
Single storey side/rear extension and enlargement of rear hardstanding.  
**PL/20/3182/FA Validated: 21 October 2020 Status: Registered**
- h) **Crown Cottage Village Road Little Missenden Bucks HP7 0RD**  
Works as per attached Schedule (Little Missenden Conservation Area).  
**PL/21/0184/KA Validated: 18 January 2021 Status: Registered**
- i) **14 Browns Road Holmer Green High Wycombe Bucks HP15 6SL**  
Single storey side and rear extensions and porch canopy.  
**PL/21/0157/FA Validated: 15 January 2021 Status: Registered**
- j) **48 Parish Piece Holmer Green High Wycombe Bucks HP15 6SP**  
Conversion of garage to living space.  
**PL/21/0127/FA Validated: 25 January 2021 Status: Registered**
- k) **12 Penfold Cottages Holmer Green Bucks HP15 6XR**  
Single storey rear, side and front porch extension.  
**PL/21/0141/FA Validated: 13 January 2021 Status: Awaiting decision**
- l) **Shirewood Weedon Hill Hyde Heath Amersham Bucks HP6 5RN**  
Loft conversion with two front dormer windows, one front and two rear roof lights.  
**PL/21/0014/FA Validated: 4 January 2021 Status: Awaiting decision – Conditional Permission**
- m) **Windermere Cottage Brays Lane Hyde Heath Bucks HP6 5RT**  
Single storey rear extension  
**PL/20/4425/FA Validated: 11 January 2021 Status: Awaiting decision**

- n) **63 New Road Little Kingshill Great Missenden Bucks HP16 0EU**  
Crown reduction to previous points and crown thinning of three lime trees (T18, T19 and T20) protected by TPO 33 of 1988  
**PL/21/0102/TP Validated: 12 January 2021 Status: Registered**
- o) **65 New Road Little Kingshill Great Missenden, Bucks HP16 0EU**  
T1 – Lime and T2 – Oak – crown reduction and thinning by 25-30% (CDC TPO 33 of 1988)  
**PL/21/0103/TP Validated: 21 January 2021 Status: Registered**
- p) **46 New Road Little Kingshill Great Missenden Bucks HP16 0EU**  
Certificate of Lawfulness for proposed to fit windows in the front and rear gables.  
**PL/21/0125/SA Validated: 19 January 2021 Status: Registered**
- q) **38 Watchet Lane Holmer Green Bucks HP15 6UG**  
Two storey side extension and single storey rear extension following demolition of garage (alternative scheme to PL/20/1197/FA)  
**PL/21/0309/FA Validated: 1 February 2021 Status: Registered**
- r) **Sandor 15 Earl Howe Road Holmer Green Bucks HP15 6PU**  
Hipped roof to front dormer, enlargement of rear dormer, alterations to roof of existing rear extensions including addition of 2 roof lanterns, changes to doors and windows, alterations to chimney and render to existing brickwork.  
**PL/21/0245/FA Validated: 1 February 2021 Status: Registered**
- s) **Holmer Green Senior School, Parish Piece, Holmer Green, Buckinghamshire, HP15 6SP**  
Enforcement Notice to remove Air Dome to cover four tennis courts on the site.  
**EN/20/0437/EN/1 Enforcement notice takes effect on Monday 8th March 2021 unless an appeal is made against it beforehand.**

## 8. *Planning Appeals and Appeal Decisions.*

- a) **Holmer Green Farm, Penfold Lane, Holmer Green, Buckinghamshire, HP15 6XW**  
Appeal incorporating CH/2018/0463/FA & CH/2018/0464/HB; Conversion of Grade II listed barns and a curtilage listed barn to three residential units and the renovation and extension of an existing Grade II listed house.  
APP/X0415/W/20/3254067
- b) **Marylands Weedon Hill Hyde Heath Buckinghamshire HP6 5RN**  
Appeal against refusal of PL/20/2381/FA; Part demolition of existing dwelling house and demolition of triple garage and outbuilding; part two storey/ part single storey rear/side extension. Loft conversion. Changes to windows and addition of front and rear dormer windows and rooflights and rendered walls. Subdivision of land and construction of new dwelling house; construction of one detached garage block to front and one garden outbuilding to rear with associated new hard and soft landscaping to each dwelling house.  
APP/X0415/W/20/3263934

## 9. *Planning Checklist attached – Councillor Simon Baker*

**Meeting closed at 7.55pm**

### **Dates of Next Meetings:**

15 March 2021 Parish Council Meeting at 7:30pm  
12 April 2021 Planning Meeting at 7.30

Signed as an accurate record of this meeting: ..... Councillor S Baker (Chair)

Date: 1 November 2021

| Date      | Reference                             | Location  | LMPC decision | CDC decision  | Action  |
|-----------|---------------------------------------|---|---------------|---|---|
| 7.11.2016 | CH/2016/1788/FA<br>Temporary Ag. Bldg | Windsor Lane<br>OS Field 4136<br>Windsor Lane<br>Little Kingshill   | Objection     | Permitted for 3 years expiring on <b>7 December 2019</b> .<br><br>Letter to Planning/Env. Health sent beg. 12/18 regarding LK residents' concerns.<br>Responses rxd. Matter ongoing<br>EN/18/2275 | To be monitored in good time with CDC Enforcement<br><b>NB</b> beg. 2/18 approx 1 doz sheep noted in one field then moved to another. At beg. 3/18 sheep gone.<br>Oct/Nov 18: a few sheep noted in field plus 3 ponies<br>Check Dec 2019<br>Drove past could not see sheep any of the fields<br><br>Permission has been granted for a New Farmhouse to be built with restrictions that it has to be for agricultural or Forestry works only |
| 9.1.2017  | CC/0059/19/BCC                        | HG Senior School<br>Extra class room,<br>refurbishment of<br>existing school<br>allowance for an<br>extra 300 children<br>and 30 new car<br>parking |               |   | Letter off has gone on for the consultation response 28-01-2020<br><br>Objection to planning in process<br>Awaiting BCC<br>Have passed out via email the latest info on the Consultant comment for transport to school<br>07-05-2020, a new school transport plan has been issued, which has several mistakes and inaccuracies so I will be   |

|                 |                                      |  |   |  |  |
|-----------------|--------------------------------------|--|---|--|--|
|                 |                                      |  |   |  | <p>putting together a letter pointing these out to planning</p> <p>Building work has started</p> <p>Many complaints about position of the main Hall, Jonathan Waters is looking into this</p> <p>Enforcement have replied to say buildings are in the correct position, Glebe/Stevens close committee say it is in wrong position and as seeking legal action, LMPC as stepping out of this argument</p> |
| <b>9.1.2017</b> | CH/2017/0160/AV                      | Autobarn Hyde Heath  | Objection<br>Local residents not consulted and sign on public land                        | Consent granted for<br><b>5 years from 29 March 2017</b>   | At expiration of 5 years (29 March 2022) the sign shall be removed unless a new application is approved.   |
| <b>3.4.2017</b> | CH/2017/0290/FA                      | Land North of Heath End Road Little Kingshill (proposed Alpaca farm) | Objection<br>Inappropriate development in Green Belt and AONB<br>NB Called in by GtMissPC | Registered<br>Bourne Rural have sent in a email 20 <sup>th</sup> Dec 2019<br>Suggesting the extra information concerning the financial viability of this project has been partly resolved, but he still feels the project should not be given permission | <p>23/04/2020 – Planning meeting cancelled due to Covid 19, awaiting new date</p> <p>Permission was refused and are awaiting the client to enter new plans as he was advised to by planning, he also needs to enter financial details and new business plan as all was rejected</p>  |
| <b>3.4.2017</b> | 2014/00278/AB/EN /1<br>2014/00327/AB | Bubbles Car Wash & Springhaven                                       | Car parking<br>And<br>Storage of motor vehicles   | 18.12.17 Enforcement team are fully aware of the current situation at the site. Matters are now with the legal team<br>29.3.18 Communication received from Enforcement. The Land to the rear of Bubbles car wash has been served with two enforcement    | <p>15.12.17 letter sent to CDC Enforcement Officer.</p> <p>Corres rxd from CDC ref court case date set at 7.2.18</p> <p>Adjourned to 15.3.18</p> <p>Court case to hearing 17.5.18</p>  |



|                 |  |  |  |  |  |
|-----------------|--|--|--|--|--|
|                 |  |  |  | <p>notices today. It is of course likely the landowner will appeal the notices and I will keep you updated in this regard, but just to confirm formal action has been taken in relation to the rear site and we will continue to proceed with seeking to resolve these unauthorised breaches of planning control on both the front and rear sites.</p> | <p>Conviction decision at Crown Court with some matters to be decided.<br/>NB An appeal could be lodged.</p> <p>Helen has had a reply, will be going to public inquiry on the 28-29 April 2020</p> <p>Public inquiry was cancelled due to Covid-19 so awaiting a new date</p>  |
| <b>3.7.2017</b> | <p>CH/2011/1194/FA</p> <p>See also<br/>CH/2017/1650/FA<br/>20.11.2017</p> <p>PL/19/3339/EU</p> | <p>Oaklands Farm<br/>Beamond End Lane</p>                        | <p>Objection. Clearly residential.<br/>Suggest same objection</p> <p>Objected Planning has already been turned down on Application<br/>CH/2017/1650/FA and on appeal also dismissed the case</p> | <p>Permitted use of mobile home for residential use expired 30 June 2012<br/>APPEAL DISMISSED -AUGUST 2019<br/>New Planning notice<br/>PL/19/3339/EU<br/>Stationing of a log cabin for agricultural use</p>  | <p>See CH/2017/1650/FA<br/>Kirstie Elliot -Enforcement has been dealing with case</p> <p>Still No further information on planning notice 30/12/19</p> <p>Planning has been rejected Jan 2020 waiting to see if he will appeal this</p> <p>Mobile home is still there and is still in use, when Covid Lockdown is over I will write to planning enforcement</p> <p>Have contacted Enforcement to see what is happening, as still there and still being used</p> |
| <b>9.4.2018</b> | <p>CH/2018/0463/FA</p>   | <p>Holmer Green<br/>Farm, Penfold<br/>Lane, Holmer<br/>Green</p> | <p>Objection<br/>The Parish Council has concerns regarding road access/egress from the proposed development and</p>  | <p>30/10/2019<br/>Historic buildings officers report is in and still requires further alterations to plans and further investigation on</p>  | <p>30/10/19 Historic Buildings are still not stratified with their questions that the builder feels he has answered, HB are demanding new drawings</p>   |

|                |   |   |  |   |  |
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|                |   |   | also parking for visitors to the development   | the historic structure and protection   | <p>06/01/2020 as discussed earlier in meeting, new plans entered just awaiting approval</p> <p>23/01/2020 Historic building officer has requested a FULL detailed analysis by an archaeologist must be done and dating of the beams in the main barn, before he will consider any further action</p> <p>Planning was rejected, I feel this was due to the architect not complying with the planning officers</p> <p>Meeting held on site 28<sup>th</sup> Aug, with Stuart and Jane, very interesting to see existing house, concerned on the condition and how it is getting worse, need to speak to Planning and chase up</p> <p>Appeal is now going to an open 2 day hearing to hear facts</p> |
| <b>17.9.18</b> | PL/18/3378/ADJ<br>PL/18/3121/OA<br><br>18/07194/OUT | Inland Homes<br>20 Wycombe Rd<br>Holmer Green &<br>Tralee Farm<br><br>No more news cllr<br>Peter Martin has<br>advised local plan is<br>in final stages | Objection as per letters<br>agreed at Council WYCOMBE<br>LOCAL PLAN 'SOUND'<br>AUGUST 2019 | NB corres between CDC/LMPC<br>regarding anomalies on both<br>planning references.<br>PL/18/3378/ADJ now has no<br>documentation attached. | <p>Objection letters sent to CDC and WDC 19.9.18<br/>Awaiting outcome.<br/>Called in by Cllr Titterington<br/>No further information 01/10/2019<br/>06/01/2020, CDC neighbourhood plan not due out till mid/end 2020</p> <p>Application now received for 103 houses to be build, objection letter sent in, looking at having a meeting with Locals and District councillors to show our</p>  |

|          |                               |   |  |
|----------|-------------------------------|---|--|
|          |                               |   | <p>concerns and how this will effect HG, also need to sort boundaries out as precept and house % will go to Hazlemere and not HG</p> <p>Over 400 HG residents have sent in objections and 2 councillors have “Called In” so will be going to the Strategic committee</p> <p>Still awaiting a date for the strategic committee meeting</p>  |
| Sep 2020 | Holmer Green Secondary School | Installation of a Dome over the tennis courts without permission then the following refused application | <p>Application refused and it was agreed the Dome was to be removed</p> <p>School is saying they will appeal, The school has slatted LMPC and been libellous, we have complained to the head of planning and awaiting a reply</p> <p>School has applied for Community use Agreement was part of there original planning permission on the tennis courts</p> <p>Enforcement have issued the instruction to remove, school have till the 19<sup>th</sup> March to appeal, no appeal seen yet</p> |

Updated 01/03/2021

Simon Baker LMPC 07/12/2020