

All correspondence should
be addressed to:

The Clerk to the Council

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MINUTES OF FULL COUNCIL MEETING - PLANNING

held on 1 November 2021 at 7:00 pm in
Little Kingshill Baptist Church Windsor Lane Little Kingshill Bucks HP16 0DZ

PRESENT: Councillor S Baker (Chair), Councillors J Fallon, S Burke, T Brown, A Breed and R Sapsed
D Camier – Deputy Clerk
L Lusby – Assistant Clerk

1. Public forum for discussion of Planning Applications only.

There were two members of the public present but did not wish to speak

2. Apologies for absence.

Apologies received from Councillor D Hill, D Baker and C Thirsk.

3. Councillor's Declarations of Interest

None received.

4. To receive and approve the previous Planning Committee Meeting Minutes for 4 October 2021.

Minutes were received, approved and signed.

5. Current Planning Applications

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- a) **31 Sheepcote Dell Road Holmer Green High Wycombe Bucks HP15 6TJ**
Single storey rear extension, lantern and roof light added to porch roof and additional/changes to windows and doors to side elevation.
Reference: PL/21/3954/FA
Date validated: 19 October 2021
Consultation expiry date: Not available
Date received by LMPC: 25 October 2021
Determination date: 14 December 2021
NO OBJECTION
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- b) **Silver Birches 2 Sheepcote Dell Road Holmer Green Bucks HP15 6TH**
Two storey side extension, single storey side extension, single storey front extension, external render painted off white throughout.
Reference: PL/21/3948/FA
Date validated: 19 October 2021
Consultation expiry date: Not available
Date received by LMPC:
Determination date: 14 December 2021
NO OBJECTION – LMPC would question whether the boundary shown on the planning application is correct.
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- c) **Malvern 21 New Pond Road Holmer Green Bucks HP15 6SU**
Single storey front and rear extensions, roof extension including raising of ridge height and rear dormer window to allow increased living accommodation in loft space, air source heat pump and heat exchange fresh air system, PV panels and additional hardstanding.
- Reference:** PL/21/3947/FA
Date validated: 8 October 2021
Consultation expiry date: 10 November 2021
Date received by LMPC: 19 October 2021
Determination date: 3 December 2021
- OBJECTION**
LMPC object to this application on the following grounds:
- Although the front elevation has been downgraded and ridge height has been lowered to an acceptable height LMPC still feel that the proposed extension is out of place on the street scene and out of keeping with the road
 - LMPC are of the opinion that the amount of glass at the rear will cause light pollution to surrounding properties
 - LMPC are of the opinion that the property would appear overbearing on surrounding properties
 - The proposed extension would be built to boundary so would cause a nuisance to neighbours and would block light and cause loss of privacy.
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- d) **2 Shepherds Fold Holmer Green High Wycombe Bucks HP15 6XZ**
Garage conversion to living space with side window.
- Reference:** PL/21/3952/FA
Date validated: 19 October 2021
Consultation expiry date: Not available
Date received by LMPC: 25 October 2021
Determination date: 14 December 2021
- NO OBJECTION**
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- e) **47 Brays Meadow Hyde Heath Amersham Bucks HP6 5RY**
Vehicular access and hardstanding
- Reference:** PL/21/3615/FA
Date validated: 21 October 2021
Consultation expiry date: Not available
Date received by LMPC:
Determination date: 16 December 2021
- NO OBJECTIONS** – but ask that any damage caused to the pavement whilst construction of the dropped kerb and pass over is made good with no impediment on the footpath.
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- f) **April Cottage Weedon Hill Hyde Heath Bucks HP6 5RW**
Certificate of lawfulness for proposed re-routing of the existing private road and new boundary fence.
- Reference:** PL/21/3864/SA
Date validated: 29 September 2021
Consultation expiry date: Not available
Date received by LMPC: 14 October 2021
Determination date: 24 November 2021
- NO OBJECTION**
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- g) **34 Beech Tree Road Holmer Green Bucks HP15 6UZ**
Single storey side extension, 6 side roof lights, conversion of garage to living space and changes to doors and windows
- Reference:** PL/21/3968/FA
Date validated: 21 October 2021
Consultation expiry date: Not available
Date received by LMPC: 25 October 2021
Determination date: 16 December 2021
- OBJECTION**
Little Missenden Parish Council object on the following grounds:
- Removal of the boundary wall will spoil the street scene
 - The extension will be built to the road edge
 - LMPC are of the opinion that the proposed extension would be unsightly and not in keeping with other dwellings in the road
 - Lack of parking spaces, no parking have been demonstrated on the application
 - The proposed side windows will look directly onto the road and passers-by will be able to look straight in

6. Planning Decisions

- a) **59A Beech Tree Road Holmer Green Bucks HP15 6UR**
Non Material Amendment to planning permission PL/20/4255/FA (Demolition of existing conservatory and erection of single storey rear extension) to allow for additional ground floor windows.
PL/21/3555/NMA **Validated:** 9 September 2021 **Status:** Accepted
- b) **April Cottage Weedon Hill Hyde Heath Bucks HP6 5RW**
Certificate of lawfulness for proposed re-routing of the existing private road and new boundary fence.
PL/21/1908/SA **Validated:** 02 June 2021 **Status:** Certificate of lawfulness for proposed re-routing of the existing private road and new boundary fence
- c) **19 Watchet Lane Holmer Green Bucks HP15 6UF**
Two storey side extension and alterations to existing entrance gate
PL/21/2728/FA **Validated:** 26 July 2021 **Status:** Conditional permission
- d) **Lime Farm Amersham Road Little Missenden Bucks HP7 0RQ**
Change of use of barn to dwelling house (resubmission following refusal of planning application PL/20/2147/FA)
PL/21/2710/FA **Validated:** 19 July 2021 **Status:** Conditional permission
- e) **Holmer Green Senior School Parish Piece Holmer Green Bucks HP15 6SP**
Approval of condition 10 (Community Use Agreement) Consultation from Buckinghamshire County Council on planning application CC/0059/19 – Demolition of a single storey building; Erection of new two storey Teaching Block, Sports Hall and Changing Facilities; Single storey extension to create Music Practise Rooms; together with internal and external refurbishments and minor works to existing buildings, landscaping and associated new parking spaces (including access from Watchet Lane).
PL/21/1720/CONDA **Validated:** 23 April 2021 **Status:** Condition accepted
- f) **8 Mead Park Holmer Green High Wycombe Bucks HP15 6UL**
Integral garage conversion to living space, including infilling front door opening and fitting window, additional window to side elevation, alteration to entrance area fenestration. Formation of new vehicular access with enlarged off street parking on part of current front garden.
PL/21/2423/FA **Validated:** 30 June 2021 **Status:** Condition permission

- g) **54 Winters Way Holmer Green High Wycombe Bucks HP15 6YB**
Proposed pitched roof with roof light to replace flat roof on existing rear infill extension.
PL/21/3112/FA Validated: 04 August 2021 Status: Conditional permission
- h) **Sandford 25 Earl Howe Road Holmer Green Bucks HP15 6PU**
Demolition of existing and erection of new garage, single storey rear and front porch extensions.
PL/21/3168/FA Validated: 04 August 2021 Status: Conditional permission
- i) **22 Longfield Little Kingshill Bucks HP16 OEG**
Single storey rear extension with balcony above, single storey side attached outbuilding, front porch, side canopy, changes to windows and doors and conversion of garage to living space.
PL/21/3060/FA Validated: 02 August 2021 Status: Conditional permission
- j) **Redlands Weedon Hill Past the Green Hyde Heath Bucks HP6 5RW**
Approval of conditions 4 (Contamination 1), 5 (Contamination 2) and 6 (Contamination 3) of planning permission PL/21/1244/PNS – Notification under The Town and Country Planning (General Permitted Development) Order 2015, Part 1 of Schedule 2, Part 3, Class S for change of use of part of agricultural building to forest school.
PL/21/3306/CONDA Validated: 16 August 2021 Status: Condition accepted in part

7. *Planning Notices*

- a) **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
- b) **The Old Orchard Stony Lane Little Kingshill Bucks HP16 0DS**
Additional vehicular access, alterations to the existing vehicular access and erection of 2 timber gates.
PL/21/0920/FA Validated: 8 March 2021 Status: Registered – CONDITIONAL PERMISSION
- c) **Land to the North of the A413, Little Missenden**
Request for approval under paragraphs 2 and 3 of Schedule 17 to the High Speed Rail (London – West Midlands) Act 2017 for the Plans and Specifications for works comprising: Erection of the Little Missenden headhouse building, stairwell building, ventilation structures, auto-transformer station (ATS) building, associated earthworks, compound and site fencing and lighting.
PL/21/2771/HS2 Validated: 12 July 2021 Status: Registered
- d) **Claremont House Stony Lane Little Kingshill Bucks HP16 0DS**
New vehicular and pedestrian gate to be installed on driveway access to property from Stony Lane
PL/21/1012/FA Validated: 29 March 2021 Status: Awaiting decision – CONDITIONAL PERMISSION
- e) **Weedon Hill Farm Weedon Hill Hyde Heath Bucks HP6 5RH**
Certificate of Lawfulness to confirm the existing use of various commercial units.
PL/21/2563/EU Validated: 28 June 2021 Status: Registered
- f) **Holmer Green Senior School Parish Piece Holmer Green Bucks HP15 6SP**
Variation of condition 2 (Approved Plans) of planning permission CC/0059/19 (Demolition of a single storey building; Erection of new two storey Teaching Block, Sports Hall and Changing Facilities; Single storey extension of create Music Practise Rooms; together with internal and external refurbishments and minor works to existing buildings, landscaping and associated new parking spaces (including access from Watchet Lane)) to allow for changes to parking and landscaping.
PL/21/2584/VRC Validated: 24 June 2021 Status: Awaiting decision

- g) 44 Brays Meadow Hyde Heath Amersham Bucks HP6 5RY**
Single storey rear extension, new patio area to the front garden and new vehicular access.
PL/21/3208/FA Validated: 10 August 2021 Status: Registered – CONDITIONAL PERMISSION
- h) Land to the North of the A413, Little Missenden**
Request for approval under paragraph 12 of Schedule 17 to the High Speed Rail (London – West Midlands) Act 2017 for the Site Restoration of Little Missenden Vent Shaft
PL/21/3088/HS2 FA Validated: 2 August 2021 Status: Registered
- i) 41 Watchet Lane Holmer Green Bucks HP15 6UF,**
Proposal: Variation of conditions 6 (landscaping), 12 (bin store) and 13 (approved plans) of planning permission PL/20/4358/FA (Erection of two detached dwellings, one with integral garage and creation of new vehicular access) to allow removal of chimney stack on plot 1 and changes to windows on plot 2
PL/21/3003/VRC Validated: 28 July 2021 Status: Awaiting decision
- j) 42 Parish Piece Holmer Green High Wycombe Buckinghamshire HP15 6SP**
Single storey rear extension and insertion of new ground floor window to existing right elevation.
PL/21/3414/FA Validated: 6 September 2021 Status: Registered
- k) 7 Bromley Lane Hyde Heath Amersham Buckinghamshire HP6 5SQ**
Demolition of existing Conservatory and erection of a single storey rear extension and alterations to existing arched window to rear.
PL/21/3395/FA Validated: 3 September 2021 Status: Registered – CONDITIONAL PERMISSION
- l) 1 Weedon Hill Farm Cottages Weedon Hill Hyde Heath Buckinghamshire HP6 5RH**
Listed building consent for part two storey/part single storey side/rear extension, two side rooflights at ground floor level, changes to doors and windows and internal alterations
PL/21/3354/HB Validated: 2 September 2021 Status: Registered
- m) 1 Weedon Hill Farm Cottages Weedon Hill Hyde Heath Buckinghamshire HP6 5RH**
Part two storey/part single storey side/rear extension, two side rooflights at ground floor level and changes to doors and windows
PL/21/3353/FA Validated: 2 September 2021 Status: Registered
- n) 12 Penfold Cottages Holmer Green Buckinghamshire HP15 6XR**
A part two storey part single storey rear extension, with a single storey side extension and the creation of a front porch.
PL/21/3222/FA Validated: 7 September 2021 Status: Awaiting decision – PERMISSION REFUSED
- o) Cambois 48 Sheepcote Dell Road Holmer Green Bucks HP15 6TL**
Two storey side, single storey front porch and changes/alterations to some windows and doors.
PL/21/3571/FA Validated: 10 September 2021 Status: Registered
- p) Cambois 48 Sheepcote Dell Road Holmer Green Bucks HP15 6TL**
Certificate of Lawfulness for proposed single storey rear extension alterations to roof to facilitate two rear dormers and two front rooflights
PL/21/3536/SA Validated: 8 September 2021 Status: Registered
- q) 65 and Land To The Rear Of 67-71 Watchet Lane Holmer Green Bucks HP15 6UF**
Proposed pair of semi-detached houses and associated works, parking and cycle sheds, revised car port for Plot 5, amended vehicle access road, parking and retention of vehicular access for 67 Watchet Lane (part retrospective)
PL/21/3466/FA Validated: 15 September 2021 Status: Registered

- r) **9 The Green Hyde Heath Buckinghamshire HP6 5RP**
Single storey front extension
PL/21/3535/ FA Validated: 14 September 2021 Status: Registered
- s) **46 Walnut Way Hyde Heath Amersham Bucks HP6 5SD**
Single storey side/rear extension
PL/21/3651/ FA Validated: 16 September 2021 Status: Registered
- t) **Silver Birches 2 Sheepcote Dell Road Holmer Green Bucks HP15 6TH**
Certificate of Lawfulness for proposed single storey rear extension, infilled single storey front porch and changes to the existing single storey side extension from a flat roof to a pitched roof
PL/21/3670/SA Validated: 17 September 2021 Status: Registered
- u) **Finchers Beamond End Lane Beamond End Bucks HP7 0QT**
Demolition of 2 outbuildings and erection of single storey side/rear extension to coach house outbuilding
PL/21/3654/FA Validated: 28 September 2021 Status: Registered
- v) **2 Penfold Cottages Holmer Green Buckinghamshire HP15 6XR**
Single storey rear and front porch extension
PL/21/3631/ FA Validated: 4 October 2021 Status: Registered
- w) **Woodmead, Pond Approach, Holmer Green, High Wycombe, Bucks HP15 6RQ**
Erection of an outbuilding to the front of garden
PL/21/3703/ FA Validated: 29 September 2021 Status: Registered

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

- a) **Land to the South of Orchard House Amersham Road Hazlemere Bucks HP15 7JH**
APP/K0425/W/21/3272284
Appeal against the refusal of permission for the erection of 8 x detached 4-bed dwelling (plots 1, 2, 3 and 4 with attached carports), associated bin/cycle stores, landscaping, parking and creation of new access.
- b) **70 Beech Tree Road, Holmer Green, Buckinghamshire, HP15 6UT,**
APP/X0415/D/21/3275868
Appeal against refusal of two storey rear extension, roof extension, loft conversion with two front dormers
PL/21/0480/FA

9. **Enforcement**

Rosewood Farm Watchet Lane Holmer Green Bucks – apparent construction of dwelling/building, no planning application registered – **UPDATE**.
The Enforcement Officer is going to attend site but requires Police backup.

10. **Signing of Minutes from Online Meetings held during lockdown.**

11. **Planning Checklist – Councillor Simon Baker** There was no Checklist.

Councillor Baker closed the Planning Meeting at 7.30

HYDE HEATH OPEN MEETING

The Meeting was opened at 7.30 by Councillor S Baker.

There were two members of the public present who voiced concerns regarding the probable development of The Full Moon Public House to increase it's capacity by up to 40 covers. No planning applications have yet been made for this.



A short presentation was made regarding the Neighbourhood Plan and Councillor S Baker explained how residents can influence developments in their area.

The meeting was closed at 8.20

Signed as an accurate record of this meeting:

Councillor S Baker (Chair of Planning)

Date: 6 December 2021