

All correspondence should
be addressed to:

The Clerk to the Council

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MINUTES OF FULL COUNCIL MEETING - PLANNING

Held on 2 August 2021 at 7:30pm in
Rossetti Hall 38 New Pond Road Holmer Green Bucks HP15 6SU

PRESENT: Councillor S Baker (Chair), Councillors J Fallon, S Burke, D Hill, D Baker and R Sapsed
Lynne Lusby – Assistant Clerk

1. Public forum for discussion of Planning Applications only.

There was one member of the public present who did not wish to speak.

2. Apologies for absence.

Apologies were received from Councillors A Breed, T Brown, A Siberini and C Thirsk

3. Councillor's Declarations of Interest

The Assistant Clerk declared an interest in item 6.c.

4. To receive and approve the previous Planning Committee Meeting Minutes for 5 July 2021.

Minutes were received, approved and signed.

5. Interviews and Co-option of potential new Councillors.

Not applicable

6. Current Planning Applications

a)

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.

Reference:

PL/21/2771/HS2

Date validated:

12 July 2021

Consultation expiry date:

No date for neighbour consultation, standard consultation expiry date **6 August 2021**

Date received by LMPC:

22 July 2021

Determination date:

6 September 2021

OBJECTION

The application forms a significant departure from the Environmental Statement and Statements made by HS2 as regards the Petitioning Process. Specifically, the key areas of concerns are as follows:

- **Use of unnatural materials.** The application cites use of Zinc Cladding and design precedents of Farm Buildings in the AONB as a style of building adopted. The examples given all use natural timber material and Zinc Cladding is not a natural material used in the AONB. This is a departure from design standards.

- The buildings represent heights of up to 9m in size. The buildings mass is far greater than set out in the Environmental Statement. HS2 justify this on the basis their footprint is less but since the shaft's hard standing footprint is an entire concrete slab across the site, it makes no difference to the building footprint.
- The written statement includes redacted sections on protected species – this is illegal.
- The building heights exceed the upper limit of deviation as set out by the Act of Parliament.

b) Lime Farm Amersham Road Little Missenden Bucks HP7 0RQ
Change of use of barn to dwellinghouse (resubmission following refusal of planning application PL/20/2147/FA)

Reference: PL/21/2710/FA
Date validated: 19 July 2021
Consultation expiry date: 10 August 2021
Date received by LMPC: 22 July 2021
Determination date: 13 September 2021
NO OBJECTION

c) Wardley 57 Orchard Way Holmer Green Bucks HP15 6QU
Single storey side/rear infill extension, side/rear roof extensions to enlarge first floor accommodation, two front dormers, additional windows to first floor side elevations, Juliet balconies to rear, removal of chimney.

Reference: PL/21/2679/FA
Date validated: 05 July 2021
Consultation expiry date: 10 August 2021
Date received by LMPC: 22 July 2021
Determination date: 30 August 2021

OBJECTION on the following grounds:

- Overdevelopment increasing the building by over 60%
- Intrusive to neighbouring properties
- Increasing the ridge east to west and building gable wall will cause loss of light to surrounding properties
- Loss of privacy to neighbouring properties.

d) Penn Wood House Beamond End Lane Beamond End Bucks HP7 0QT
Single storey rear conservatory extension.

Reference: PL/21/2592/FA
Date validated: 14 July 2021
Consultation expiry date: 10 August 2021
Date received by LMPC: 22 July 2021
Determination date: 08 September 2021
NO OBJECTION

e) **Aston House 22B New Pond Road Holmer Green Bucks HP15 6SU**
Detached garage/office with accommodation in the roof space, single storey rear garden room extension.

Reference: **PL/21/2431/FA**

Date validated: 08 July 2021

Consultation expiry date: **12 August 2021**

Date received by LMPC: 22 July 2021

Determination date: 02 September 2021

OBJECTION on the following grounds:

- **6m high garage complex**
- **Will impose on surrounding properties**
- **Will cause loss of privacy**
- **Block out light to other properties**

f) **41 Watchet Lane Holmer Green Bucks HP15 6UF**
Approval of conditions 2 (materials) & 3 (levels) of planning permission PL/20/4358/FA (Erection of two detached dwellings, one with integral garage and creation of new vehicular access.)

Reference: **PL/21/2596/CONDA**

Date validated: 29 June 2021

Consultation expiry date: Not available

Date received by LMPC:

Determination date: 21 September 2021 **CONDITION ACCEPTED**

g) **Weedon Hill Farm Weedon Hill Hyde Heath Bucks HP6 5RH**
Certificate of Lawfulness to confirm the existing use of various commercial units.

Reference: **PL/21/2563/EU**

Date validated: 28 June 2021

Consultation expiry date: **03 August 2021**

Date received by LMPC: 15 July 2021

Determination date: 23 August 2021

OBJECTION

Property has been used illegally for many years.

h) **Brays Meadow Garages Brays Meadow Hyde Heath Bucks**
Approval of conditions 2 (Level), 3 (Materials) & 10 (land contamination 1) of planning permission PL/20/0861/FA (Demolition of garages and development of 2no. 2-bed houses with bin stores and parking.)

Reference: **PL/21/2573/CONDA**

Date validated: 29 June 2021

Consultation expiry date: No date for neighbour consultation, standard consultation expiry date **26 July 2021**

Date received by LMPC:

Determination date: 21 September 2021

NO OBJECTION

i) **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.

Reference: **PL/21/2584/VRC**
 Date validated: 24 June 2021
 Consultation expiry date: **03 August 2021**
 Date received by LMPC: 15 July 2021
 Determination date: 23 September 2021

OBJECTION ON THE FOLLOWING GROUNDS:

- The planting plan does not address the lack of tree planting to screen out the buildings with properties running along Glebe Close and Stephens Close

6. Planning Decisions

- a) **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: Refuse Permission
- b) **2 School Close Holmer Green Bucks HP15 6SR**
 Single storey front extension with new pitched roof above porch and garage
PL/21/1123/FA Validated: 29 March 2021 Status: Conditional Permission
- c) **6 Highmore Cottages Little Missenden Bucks HP7 0RB**
 Single storey rear extension
PL/21/1906/FA Validated: 14 May 2021 Status: Refuse Permission
- d) **Shortmead Bullbaiters Lane Hyde Heath Bucks HP6 5RS**
 Demolition of existing outbuildings and erection of single storey outbuilding in rear garden.
PL/21/1834/FA Validated: 19 May 2021 Status: Conditional Permission
- e) **Tuscans 62 Parish Piece Holmer Green Bucks HP15 6SP**
 Single storey front and rear extension. First floor extension and garage conversion to living accommodation.
PL/21/1390/FA Validated: 10 May 2021 Status: Conditional Permission
- f) **Capstone 31 Browns Road Holmer Green Bucks HP15 6SL**
 Extension to existing vehicular access.
PL/21/1973/FA Validated: 24 May 2021 Status: Conditional Permission
- g) **Watchet Lane Holmer Green Bucks HP15 6UG**
 Consultation from Transport for Buckinghamshire re: Holmer Green Zebra Crossing Statutory Consultation.
PL/21/2153/ADJ Validated: 24 May 2021 Status: No Objections
- h) **70 Beech Tree Road Holmer Green Bucks HP15 6UT**
 Notification under The Town and Country Planning (General Permitted Development) Order 2015, Part 1 of Schedule 2 Class A for: single storey rear extension (depth extending from the original rear wall of 6.0 metres, maximum height 4.0 metres, eaves height 2.1 metres).
PL/21/2155/PNE Validated: 26 May 2021 Status: Prior approval given
- i) **4 Meadow Cottages Little Kingshill Bucks HP16 0DX**
 First floor rear extension, single storey front extension, additional side rooflight and changes to windows and doors.
PL/21/2035/FA Validated: 18 May 2021 Status: Conditional Permission

- j) **29 School Close Holmer Green Bucks HP15 6SR**
Single storey rear extension
PL/21/2081/FA Validated: 21 May 2021 Status: Conditional Permission
- k) **47 Forge Close Holmer Green High Wycombe Bucks HP15 6PY**
Notification under The Town and Country Planning (General Permitted Development) Order 2015, Part 1 of Schedule 2 Class A for: single storey rear extension (Depth extending from the original rear wall of 4.15 metres, maximum height 4.0 metres, eaves height 3.0 metres)
PL/21/2352/PNE Validated: 11 June 2021 Status: Prior approval not required

7. Planning Notices

- a) **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: Registered
- 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) **1 New Road Little Kingshill Bucks HP16 0EZ**
Single storey detached garage to side of existing property.
PL/21/2174/FA Validated: 08 June 2021 Status: Awaiting Decision CONDITIONAL PERMISSION
- d) **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
- e) **Kingshill Farm Watchet Lane Little Kingshill Bucks HP16 0DR**
Formation of menage and associated fence.
PL/21/0924/FA Validated: 8 March 2021 Status: Awaiting Decision
- f) **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: Registered
- g) **Land at Grooms Cottage Penfold Lane Little Missenden Bucks**
Application for permission in principle for 1 dwelling with associated vehicular access
PL/21/1280/PIP Validated: 6 April 2021 Status: Registered
- h) **15 Walnut Way Hyde Heath Amersham Bucks HP6 5SB**
Single storey front infill extension and alterations for window/door to rear elevation.
PL/21/2254/FA Validated: 11 June 2021 Status: Registered
- i) **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: Awaiting Decision

- j) **Candletrees Weedon Hill Hyde Heath Bucks HP6 5RW**
Single storey front extension with bay window and changes to windows and doors.
PL/21/2307/FA Validated: 18 June 2021 Status: Registered
- k) **9 Longfield Little Kingshill Great Missenden Bucks HP16 OEG**
Single storey front and rear extensions, new porch and new roof to garage, new front window and side door.
PL/21/2362/FA Validated: 11 June 2021 Status: Awaiting Decision
- l) **Tanglewood Windsor Lane Little Kingshill Great Missenden Bucks HP16 ODP**
Demolition of existing single storey side/front projection. Two storey side extension, first floor side extension, single storey rear extension, part two/part single storey front extension, new detached garage to front, changes to doors and windows and alterations to rear garden levels.
PL/21/2376/FA Validated: 14 June 2021 Status: Registered
- m) **20 Harvest Bank Hyde Heath Amersham Bucks HP5 5RD**
Part two/part single/part first floor storey rear extension, single storey front infill extension.
PL/21/1870/FA Validated: 6 May 2021 Status: Awaiting Decision CONDITIONAL PERMISSION
- n) **Fox Covert Keepers Lane Hyde Heath Amersham Bucks HP6 5RJ**
Approval of conditions 2 (Materials), 3 (Levels), 4 (Details of gate), 6 (Protected Species) and 7 (Mitigation and Enhancement) of planning permission PL/19/1688/FA (Demolition of existing dwelling and outbuildings and erection of new dwelling, garden store, relocated vehicular access and landscaping.)
PL/21/1859/CONDA Validated: 6 May 2021 Status: Registered
- o) **Malvern 21 New Pond Road Holmer Green Bucks HP15 6su**
Double height front extension, single storey rear extension with living space in roof, 2 front dormers, additional hardstanding and installation of solar panels.
PL/21/2231/FA Validated: 21 June 2021 Status: Registered
- p) **10 Weathercock Gardens Holmer Green Bucks HP15 6TA**
Single storey front and rear extension, conversion of garage to living space and erection of detached garage to front of property.
PL/21/2304/FA Validated: 08 June 2021 Status: Registered CONDITIONAL PERMISSION
- q) **Ivyglen 28 Hogg Lane Holmer Green Bucks HP15 6PZ**
Single storey rear and front/side extension, enlargement of side dormer, 2 side rooflights, rear Juliet balcony, change of front and rear gables to clipped gables, removal of chimney, changes to windows and part conversion of garage to living space.
PL/21/2347/FA Validated: 09 June 2021 Status: Registered
- r) **The Old Forge Chalk Lane Hyde Heath Bucks HP6 5SA**
Demolition of the existing garage/store structure followed by; proposed part two part single storey rear extension with balconies, single storey side extension, front porch canopy, raised patio to the rear.
PL/21/1697/FA Validated: 26 April 2021 Status: Registered
- s) **Chiltern 81 Watchet Lane Holmer Green Bucks HP15 6UF**
Single storey side and rear extensions, first floor rear extension, side roof extension, 2 rear dormer windows and 1 rear rooflight for loft conversion.
PL/21/2018/FA Validated: 17 June 2021 Status: Registered
- t) **6 Woodlands Close Holmer Green Bucks HP15 6QG**
Single storey rear extension, partial conversion of attached garage including increase in height to garage flat roof and 2 new side rooflights.
PL/21/1938/FA Validated: 3 June 2021 Status: Registered CONDITIONAL PERMISSION

- u) **15 Holmer Place Holmer Green Bucks HP15 6TT**
Single storey rear extension
PL/21/2355/FA Validated: 21 June 2021 Status: Registered
- v) **Wyndways 3 Carrington Place Holmer Green Bucks HP15 6SS**
Part two/part first/part single storey front extension.
PL/21/2416/FA Validated: 21 June 2021 Status: Registered
- w) **38 Longfield Little Kingshill Bucks HP16 OEG**
T1 and T2 larch – crown reduction by up to 2m in longest areas, pruning to growth points where available.
PL/21/2353/TP Validated: 10 June 2021 Status: Registered
- x) **Willowmere 37 New Pond Road Holmer Green Bucks HP15 6SU**
Conversion of existing garage to habitable accommodation
PL21/2439/FA Validated: 17 June 2021 Status: Registered
- y) **Penlan Brays Green Lane Hyde Heath Bucks Hp6 5RL**
Single storey front and rear extensions, pitched roof to existing attached garage and glass canopy to rear.
PL/21/2500/FA Validated: 22 June 2021 Status: Registered
- z) **Candletrees Weedon Hill Hyde Heath Bucks HP6 5RW**
First floor front extension above existing structure.
PL/21/2463/FA Validated: 18 June 2021 Status: Registered
- aa) **Marylands Weedon Hill Hyde Heath Bucks HP6 5RN**
Demolition of existing detached garage/outbuildings, proposed part two/part single storey rear extension, loft conversion to create habitable space, 2 rear rooflights, attached single storey side/rear garage extension, changes to doors and windows, new patio and hardstanding, detached garden shed outbuilding to rear garden. Amendment to approved application PL/21/1088/FA
PL/21/2505/FA TP Validated: 22 June 2021 Status: Registered
- bb) **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 TP Validated: 30 June 2021 Status: Registered

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

- a) **Holmer Green Farm Penfold Lane Holmer Green Bucks 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 – **UPDATE – Still waiting.**
- b) **Holmer Green Senior School Parish Piece Holmer Green Bucks HP15 6SP**
Inspectorate case reference: APP/X0415/C/21/3270367
Representations made to the Planning Inspectorate by 30 June 2021.
Appeal against Enforcement Notice to remove Air Dome to cover four tennis courts on the site.
EN/20/0437/EN/1 - UPDATE– Still waiting.

c) **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. Details from Planning Inspectorate website shown below:

Reference: APP/K0425/W/21/3272284

Appellant/Applicant	Agent	Site Address
Nicholas King Homes		Land South Of Orchard House Amersham Road Hazlemere Buckinghamshire HP15 7JH

Case Details		Dates	
Case Type	Planning Appeal (W)	Start Date	05 Jul 2021
Local Planning Authority	Buckinghamshire Council - West Area (Wycombe)	Questionnaire due	12 Jul 2021
Case Summary	Erection of 8 x detached 4-bed dwelling (plots...	Statement(s) due	09 Aug 2021
Case Officer	Jonathan Alden	Interested Party Comments due	09 Aug 2021
Procedure	Written representations	Appellant/LPA Final Comments due	23 Aug 2021
Status	In Progress	Inquiry Evidence due	N/A
Decision and Outcome	Not yet decided	Event Date	Not arranged
Case Link Status	Not Linked	Decision Date	Not yet decided
Linked Cases	0		

LMPC will submit an objection reiterating its original objection to this development.

9. Enforcement

Rosewood Farm Watchet Lane Holmer Green Bucks – apparent construction of dwelling/building, no planning application registered – **UPDATE** – Councillor Fallon has emailed Enforcement on several occasions and still awaits a response. County Councillor Waters is also chasing this up with Enforcement.

10. Planning Checklist – Councillor Simon Baker

This was covered above

11. Neighbourhood Plan – This is still a work in progress, a new member of staff is going to be involved in this project.

12. Holmer Green Senior School – Footpath update.

There was some discussion regarding this but nothing concrete to report.

13. Tralee Farm HW8 – A short discussion took place.

14. Discussion of new staff member

All Councillors present agreed that an offer should be made to the person previously interviewed.

Councillor Simon Baker closed the meeting at 8.35pm

Dates of Next Meetings:

16 August 2021 - Parish Council Meeting at 7:30pm

6 September 2021 - Planning Meeting and Hyde Heath Open Meeting at 7.00pm

All dates are available on our website www.littlemissendenpc.co.uk

Signed as an accurate record of this meeting: -----

Councillor S Baker (Chair of Planning)

Date: 6 September 2021