

All correspondence should
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MINUTES OF LITTLE MISSENDEN PARISH COUNCIL FULL COUNCIL MEETING – PLANNING

held on 7 June 2021

in Rossetti Hall, 38 New Pond Road, Holmer Green, Bucks HP15 6SU

Attendees:

Councillor S Baker – Chair, Councillors J Fallon, S Burke, D Hill, A Breen and C Thirsk
Assistant Parish Clerk – Lynne Lusby

1. Public forum for discussion of Planning Applications only.

Two members of the public were present. One made a representation regarding item 5 i).

2. Apologies for absence.

Apologies received from Councillor D Baker

3. Councillor's Declarations of Interest

No declarations of interest were made.

4. To receive and approve the previous Planning Committee Meeting Minutes for 10 May 2021.

The Minutes were approved and signed by Councillor S Baker.

5. Current Planning Applications

a)	Spurlands Lodge Dormer Lane Holmer Green Bucks HP15 6PG Non material amendment to planning permission PL/20/3132/FA (Replacement dwelling and linked garage and new gravel drive) to allow for alterations including increase in size to kink, car port changed to garage, change of porch and link roof to lead, changes to windows and doors, omission of side solar panels and addition of 1 front, 1 rear and 5 side rooflights and enlargement and repositioning of rooflights.
Reference:	PL/21/2095/NMA
Date validated:	21 May 2021
Consultation expiry date:	Not available
Date received by LMPC:	
Determination date:	18 June 2021
	NO OBJECTION

b) **Shortmead Bullbaiters Lane Hyde Heath Bucks HP6 5RS**
Demolition of existing outbuildings and erection of single storey outbuilding in rear garden.
Reference: **PL/21/1834/FA**
Date validated: 19 May 2021
Consultation expiry date: 10 June 2021
Date received by LMPC: 20 May 2021
Determination date: 14 July 2021
NO OBJECTION

c) **6 Highmore Cottages Little Missenden Bucks HP7 ORB**
Single storey rear extension
Reference: **PL/21/1906/FA**
Date validated: 14 May 2021
Consultation expiry date: 10 June 2021
Date received by LMPC: 20 May 2021
Determination date: 9 July 2021
OBJECTION – on the grounds that there is no evidence this will be used as a family home as per last refusal. The proposed extension still does not meet policy H19 of the adapted plan. The proposed extension is clearly a separate dwelling and not an extension to existing living space. It will cause interference to neighbours and problems with parking.

d) **Tuscans 62 Parish Piece Holmer Green Bucks HP15 6SP**
Single storey front and rear extension. First floor extension and garage conversion to living accommodation.
Reference: **PL/21/1390/FA**
Date validated: 10 May 2021
Consultation expiry date: 3 June 2021
Date received by LMPC:
Determination date: 5 July 2021
OBJECTION - on the grounds of it being overbearing, out of keeping with neighbouring properties and being too close to the boundary. Councillor Fallon requested that this case be 'Called In'.

e) **Malvern 21 New Pond Road Holmer Green Bucks HP15 6SU**
Notification under The Town and Country Planning (General Permitted Development) Order 2015, Schedule 2, Part 1, Class A for: single storey rear extension (depth extending from the original rear wall of 6.88 metres, maximum height 2.98 metres, eaves height 2.55 metres).
Reference: **PL/21/1071/PNE**
Date validated: 12 May 2021
Consultation expiry date: 8 June 2021
Date received by LMPC:
Determination date: 22 June 2021
NO OBJECTION

f) **20 Harvest Bank Hyde Heath Amersham Bucks HP5 5RD**
Part two/part single/part first floor storey rear extension, single storey front infill extension.

Reference: PL/21/1870/FA
Date validated: 6 May 2021
Consultation expiry date: 10 June 2021
Date received by LMPC: 19 May 2021
Determination date: 1 July 2021
NO OBJECTION

g) **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.)

Reference: PL/21/1859/CONDA
Date validated: 6 May 2021
Consultation expiry date: Not available
Date received by LMPC:
Determination date: 29 July 2021
NO OBJECTION

h) **Capstone 31 Browns Road Holmer Green Bucks HP15 6SL**
Extension to existing vehicular access.

Reference: PL/21/1973/FA
Date validated: 24 May 2021
Consultation expiry date: 15 June 2021
Date received by LMPC:
Determination date: 19 July 2021
NO OBJECTION

i) **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).

Reference: PL/21/2155/PNE
Date validated: 26 May 2021
Consultation expiry date: Not available
Date received by LMPC:
Determination date: 6 July 2021
NO OBJECTION

j) **Watchet Lane Holmer Green Bucks HP15 6UG**
Consultation from Transport for Buckinghamshire re: Holmer Green Zebra Crossing Statutory Consultation.

Reference: PL/21/2153/ADJ
Date validated: 24 May 2021
Consultation expiry date: Not available
Date received by LMPC:
Determination date: 19 July 2021
NO OBJECTION

k) **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.

Reference: PL/21/1697/FA
Date validated: 26 April 2021
Consultation expiry date: 3 June 2021
Date received by LMPC: 14 May 2021
Determination date: 21 June 2021
NO OBJECTION

l) **4 Meadow Cottages Little Kingshill Buckinghamshire HP16 0DX**
First floor rear extension, single storey front extension, additional side rooflight and changes to windows and doors.

Reference: PL/21/2035/FA
Date validated: 18 May 2021
Consultation expiry date: Not available
Date received by LMPC:
Determination date: 13 July 2021
NO OBJECTION

m) **Cambois 48 Sheepcote Dell Road Holmer Green Bucks HP15 6TL**
Certificate of Lawfulness for proposed single storey rear extension, single storey side extension and alterations to roof including hip to gable conversion and rear dormer window.

Reference: PL/21/1985/SA
Date validated: 14 May 2021
Consultation expiry date: Not available
Date received by LMPC:
Determination date: 9 July 2021
OBJECTION – on the grounds that the proposed extension would be overbearing, out of keeping with the neighbouring properties. It would also be unsightly from an area of outstanding natural beauty.

6. Planning Decisions

- a) **Mop End Farm Mop End Lane Mop End Bucks HP7 0QP**
Notification of agricultural or forestry development under Schedule 2, Part 6 of the Town and Country Planning (General Permitted Development)(England) Order 2015 for: Farm building
PL/21/1615/AGN Validated: 20 April 2021 Status: Prior approval not required
- b) **Tudor Cottage Village Road Little Missenden Bucks HP7 0RD**
T1 Oak – Reduce by 2m below old pruning tubs, T2 Lime – Prune back 6 overhanging branches by 3m. (Little Missenden Conservation Area).
PL/21/1414/KA Validated: 6 April 2021 Status: TPO shall not be made
- c) **Redlands Weedon Hill Past The Green Hyde Heath Bucks HP6 5RW**
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/21/1244/PNS Validated: 25 March 2021 Status: Prior approval given
- d) **56 Brays Meadow Hyde Heath Amersham Bucks HP6 5RY**
Vehicular access with hardstanding and gates.
PL/21/0630/FA Validated: 3 March 2021 Status: Conditional Permission

- e) **Marylands Weedon Hill Hyde Heath Bucks HP6 5RN**
Demolition of existing detached garage / outbuilding, proposed part two / part single storey rear extension, loft conversion to habitable space, attached single storey rear / side extension with office space within the roof and dormer windows, changes to doors and windows, new patio and hardstanding, detached garden shed outbuilding to rear garden
PL/21/1088/FA Validated: 17 March 2021 Status: Conditional Permission
- f) **Land to The Rear Of 8 Rookery Meadow Holmer Green High Wycombe Bucks HP15 6XF**
Certificate of lawfulness for existing equestrian stable and barn buildings 1 to 5
PL/21/0978/EU Validated: 16 March 2021 Status: Certificate of Law – existing use – granted
- g) **Model Railway Site Dormer Lane Holmer Green Buckinghamshire**
2 floodlit padel tennis courts with associated fencing
PL/21/1134/FA Validated: 31 March 2021 Status: Conditional Permission
- h) **24 Forge Close Holmer Green High Wycombe Bucks HP15 6PY**
Single storey front extension
PL/21/1167/FA Validated: 23 March 2021 Status: Conditional Permission
- i) **Charnwood Windsor Lane Little Kingshill Gt Missenden Bucks HP16 0DP**
Erection of a contemporary timber clad garden building.
PL/21/1403/FA Validated: 9 April 2021 Status: Conditional Permission

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) **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
- c) **70 Beech Tree Road Holmer Green Bucks HP15 6UT**
Two storey rear extension, roof extension, loft conversion with two front dormers.
PL/21/0480/FA Validated: 5 February 2021 Status: Registered
- d) **Hollands Farm Penfold Lane Holmer Green Bucks HP15 6XS**
Installation of 20 solar panels on roof of detached garage.
PL/21/0170/FA Validated: 5 February 2021 Status: Registered
- e) **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
- f) **8 Walnut Way Hyde Heath Amersham Bucks HP6 5SB**
Certificate of Lawfulness for proposed outbuilding.
PL/21/0597/SA Validated: 3 March 2021 Status: Registered – NOW WITHDRAWN
- g) **Kingshill Farm Watchet Lane Little Kingshill Bucks HP16 0DR**
Formation of menage and associated fence.
PL/21/0924/FA Validated: 8 March 2021 Status: Registered
- h) **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

- i) **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
- j) **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: Registered
- k) **Thornhay Hare Lane Little Kingshill Bucks HP16 0EF**
Erection of detached outbuilding to the side of garden
PL/21/1439/FA Validated: 9 April 2021 Status: Registered
- l) **Saperton Stony Lane Little Kingshill Gt Missenden Bucks HP16 0DS**
Render the top half of the house, alterations to windows and to the conservatory roof and doors.
PL/21/1491/FA Validated: 9 April 2021 Status: Awaiting decision – CONDITIONAL PERMISSION has now been granted.
- m) **44 Brays Meadow Hyde Heath Amersham Bucks HP6 5RY**
Certificate of Lawfulness for proposed vehicular access.
PL/21/1142/SA Validated: 9 April 2021 Status: Registered
- n) **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: Registered
- o) **Rendlesham Weedon Hill Hyde Heath Bucks HP6 5RW**
Single storey front extension of existing bike store.
PL/21/1444/FA Validated: 12 April 2021 Status: Registered
- p) **3 Gardener Walk Holmer Green Bucks HP15 6TX**
Demolition of existing single storey rear extension and erection of single storey rear extension and front infill extension and changes to side windows.
PL/21/1457/FA Validated: 27 April 2021 Status: Registered
- q) **The Cottage Brays Lane Hyde Heath Amersham Bucks HP6 5RU**
Single storey outbuilding
PL/21/1425/FA Validated: 20 April 2021 Status: Registered
- r) **Manor House Village Road Little Missenden Bucks HP7 0RA**
Listed Building Consent for the replacement and re-modelling of the ceiling in an attic room
PL/21/1498/HB Validated: 14 April 2021 Status: Registered

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

- a) **Holmer Green Farm Penfold Lane Holmer Green Bucks HP15 6XW**
Inspectorate case reference: APP/X0415/W/20/3254067
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.
Awaiting confirmation of the Appeal date from the Planning Inspectorate.

- b) **Holmer Green Senior School Parish Piece Holmer Green Bucks HP15 6SP**
Inspectorate case reference: APP/X0415/C/21/3270367

Representations must be 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

Representations on behalf of LMPC are in the process of being made.

9. Enforcement

Rosewood Farm Watchet Lane Holmer Green Bucks – apparent construction of dwelling/building, no planning application registered – update.

Nothing further to report – awaiting to hear from Enforcement.

10. Planning Checklist – Councillor Simon Baker

Attached.

11. Naming of the new road at 41 Watchet Lane that leads to the two new houses – proposed name ‘Kings Meadow’.

Kings Meadow was unanimously approved.

12. Neighbourhood Plan

It is expected that a Working Party and Chair of the Working Party will soon be appointed.

a) Closure of the A413

Councillor Burke gave an update and full explanation of the closure by HS2 of the A413.

Dates of Next Meetings: 21 June 2021 Parish Council Meeting at 7:30pm
5 July 2021 Planning Meeting at 7.30pm

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

Councillor S Baker (Chair of Planning)

Date: 5 July 2021

Date	Reference	Location	LMPC decision	CDC decision	Action
7.11.2016	CH/2016/1788/FA Temporary Ag. Bldg	Windsor Lane OS Field 4136 Windsor Lane Little Kingshill	Objection	Permitted for 3 years expiring on 7 December 2019. Letter to Planning/Env. Health sent beg. 12/18 regarding LK residents' concerns. Responses rxd. Matter ongoing EN/18/2275	To be monitored in good time with CDC Enforcement NB beg. 2/18 approx 1 doz sheep noted in one field then moved to another. At beg. 3/18 sheep gone. Oct/Nov 18: a few sheep noted in field plus 3 ponies Check Dec 2019 Drove past could not see sheep any of the fields 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	CH/2017/0160/AV	Autobarn Hyde Heath	Objection Local residents not consulted and sign on public land	Consent granted for 5 years from 29 March 2017	At expiration of 5 years (29 March 2022) the sign shall be removed unless a new application is approved.
3.4.2017	CH/2017/0290/FA	Land North of Heath End Road Little Kingshill (proposed Alpaca farm)	Objection Inappropriate development in Green Belt and AONB NB Called in by Gt. Miss. PC	Registered Bourne Rural have sent in an email 20 th Dec 2019 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	23/04/2020 – Planning meeting cancelled due to Covid 19, awaiting new date 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
3.4.2017	2014/00278/AB/EN/1 2014/00327/AB	Bubbles Car Wash & Springhaven	Car parking And 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	15.12.17 letter sent to CDC Enforcement Officer. Corres rxd from CDC ref court case date set at 7.2.18 Adjourned to 15.3.18

				<p>29.3.18 Communication received from Enforcement. The Land to the rear of Bubbles car wash has been served with two enforcement 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>Court case to hearing 17.5.18</p> <p>Conviction decision at Crown Court with some matters to be decided. 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> <p>New activity Jane and David looking at this</p>
3.7.2017	<p>CH/2011/1194/FA</p> <p>See also CH/2017/1650/FA 20.11.2017</p> <p>PL/19/3339/EU</p>	Oaklands Farm Beamond End Lane	<p>Objection. Clearly residential. Suggest same objection</p> <p>Objected Planning has already been turned down on Application 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 APPEAL DISMISSED -AUGUST 2019</p> <p>New Planning notice PL/19/3339/EU Stationing of a log cabin for agricultural use</p>	<p>See CH/2017/1650/FA 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>
9.4.2018	CH/2018/0463/FA	Holmer Green Farm, Penfold Lane, Holmer Green	<p>Objection The Parish Council has concerns regarding road access/egress from the proposed development and also parking for visitors to the development</p>	<p>30/10/2019 Historic buildings officers report is in and still requires further alterations to plans and further investigation on the historic structure and protection</p>	<p>30/10/19 Historic Buildings are still not satisfied with answers to their questions that the builder feels he has answered, HB are demanding new drawings</p> <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 28th 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 Date for the Hearing is the 16th June</p>
17.9.18	<p>PL/18/3378/ADJ PL/18/3121/OA</p> <p>18/07194/OUT</p>	<p>Inland Homes 20 Wycombe Rd Holmer Green & Tralee Farm</p> <p>No more news cllr Peter Martin has advised local plan is in final stages</p>	<p>Objection as per letters agreed at Council WYCOMBE LOCAL PLAN 'SOUND' AUGUST 2019</p>	<p>NB corres between CDC/LMPC regarding anomalies on both planning references. PL/18/3378/ADJ now has no documentation attached.</p>	<p>Objection letters sent to CDC and WDC 19.9.18 Awaiting outcome. Called in by Cllr Titterington No further information 01/10/2019 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 concerns and how this will affect HG, also need to sort boundaries out as precept and house % will go to Hazlemere and not HG. Over 400 HG residents have sent in objections and 2 councillors have "Called In" so will be going to the Strategic committee</p> <p>Supplementary plan is being developed</p>
Sep 2020		Holmer Green Senior School		Installation of a Dome over the tennis courts without permission	Application refused and it was agreed the Dome was to be removed.

				then the following refused application	<p>School is saying they will appeal. The school has slated 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 their original planning permission on the tennis courts.</p> <p>Enforcement have issued the instruction to remove, school have till the 19th March to appeal, no appeal seen yet.</p> <p>School have appealed against the decision and we are awaiting a date of hearing, once a date is issued you will be able to respond to their appeal.</p> <p>Appeal needs to be in buy the 20th June.</p>
	Rosewood Farm	Watchet Lane Holmer Green Bucks			<p>A house is being built in the woodland at the back of the property. Hidden from the road, there is no planning permission. Enforcement have been notified.</p>
	Wyc Planning out of area	Inkerman House Amersham Road A404	Existing house and grounds have been closed off by concrete blocks		<p>House is now empty. There are rumours the house and grounds have been sold to Bellway Homes. Access will be on top of a hill on a blind corner so assuming they want to team up with Tralee/Orchard or come off the Badger Way estate To be watched</p>
	Wyc Planning out of area	Orchard House Amersham Road A404	Construction of 8 homes on site		<p>Planning permission was refused on many factors, main two were no access to amenities and secondary access to the site via the A404 Rumour of an Appeal</p>