



All correspondence should
be addressed to:

The Clerk to the Council

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MINUTES OF FULL COUNCIL MEETING - PLANNING

held on 7 February 2022 at 7:30 pm
Meeting held online via Zoom

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

1. Public forum for discussion of Planning Applications only.

There were 10 members of the public present.

Councillor Fallon opened the Public Forum at 7.30pm

Residents from Little Kingshill presented a slide show and spoke of residents' concerns regarding item 5(e) below and the destruction of woodland to the rear of the proposed new dwelling. They also spoke regarding the track into the woodland which currently runs through the middle of the plot where the proposed dwelling is to be built.

Residents from Holmer Green spoke of their concern over the HW8 development. They asked if they could be informed what action Little Missenden Parish Council has taken so far regarding the development and if a meeting could be arranged for residents to raise their concerns and for Councillors to explain the work carried out by LMPC so far.

2. Apologies for absence.

Councillor D Baker, County Councillors Heather Wallace, Jonathan Waters and Mimi Harker.

3. Councillor's Declarations of Interest

Councillor Sapsed declared an interest in item 5(g) on the Agenda

4. To receive and approve the previous Planning Committee Meeting Minutes for 10 January 2022.

Agreed – to be signed in person at the next in person meeting.

5. Current Planning Applications

a) 2 Weedon Hill Farm Cottages Weedon Hill Hyde Heath Bucks HP6 5RH

Changes to doors, insertion of side rooflight and roof lantern, conversion of garage to living space and;
Listed building consent for changes to doors, insertion of side rooflight and roof lantern, conversion of garage to living space and internal alterations

Reference: PL/22/0176/FA and PL/22/0177/HB

Date validated: Mon 24 Jan 2022

Consultation expiry date: 17 February 2022

Date received by LMPC: 25 January 2022

Determination date: 21 March 2022

NO OBJECTION

b) Threshing Barn Missenden Road Amersham Bucks HP7 0RJ

Single storey rear extension and listed building consent for same.

Reference: PL/22/0209/FA and PL/22/0260/HB
Date validated: 27 Jan 2022
Consultation expiry date: **Not available**
Date received by LMPC: 28 January 2022
Determination date: 24 March 2022
NO OBJECTION

c) Michaelmas Meadow Penfold Lane Little Missenden Bucks HP7 0QU

Demolition of existing front porch and conservatory, erection of two storey rear and side extensions and new front porch extension

Reference: PL/22/0104/FA
Date validated: 11 Jan 2022
Consultation expiry date: **15 February 2022**
Date received by LMPC: 24 January 2022
Determination date: 8 March 2022
NO OBJECTION

d) 2 Reyners Green Little Kingshill Great Missenden Bucks HP16 0EQ

Single storey rear extension, render to brickwork and timber cladding panels, alterations to some windows/doors

Reference: PL/22/0103/FA
Date validated: 26 Jan 2022
Consultation expiry date: **17 February 2022**
Date received by LMPC: 27 January 2022
Determination date: 23 March 2022
NO OBJECTION

e) Land adjacent to Bluebells Stony Lane Little Kingshill Bucks HP16 0DS

New detached dwelling with vehicular access onto private road.

Reference: PL/22/0248/FA
Date validated: 27 Jan 2022
Consultation expiry date: **Not available**
Date received by LMPC: 1 February 2022
Determination date: 24 March 2022

Discussion regarding this. Councillor S Baker asked who owns the land; with regard to the footpath which has been referred to, is this a public footpath or public right of way or a path made by public over the years; is there any written agreement with the owners of the Arboretum regarding access through this path? Councillor Brown explained that it is not a public footpath. Councillor Breed said that investigation is underway to apply for the path to be made a public right of way. Councillor Burke suggested that if the path has been in use in excess of 20 years, maybe residents would be prepared to provide evidence to that effect. Can proof be provided that the gate along the path has been there for at least 20 years? Councillor Fallon asked how long the Arboretum has been in place – believed since the 1060s. Councillor Breed will contact County Councillor Waters.

Wildlife survey was carried out in the winter when there was very little wildlife around.

It was proposed that an objection be put in on the grounds of an established wooded area, that the building would be overbearing, that it will make changes to the rural scene, that it will form an alleyway which may attract antisocial behaviour, loss of amenity, the wildlife survey (particularly birds and bats) was carried out during Winter when there was very little wildlife around and this should be carried out again when wildlife is active and that it may or may not be within the green belt. A budget of £2,000.00 be earmarked for

the advice of an expert Planning Consultant. This application should also be 'called in'. Who will be seek out a Planning Consultant? Councillors Brown and Breed will make enquiries and advise Council at the next Full Council Meeting who they would like to employ.

Councillor Breed pointed out, for any members of the public still at the meeting, that although LMPC is going to make objections, the more members of the public who submit objections, the better. Those objections should all be individual, do not use a blanket template as the Planning Authorities disregard objections that state the exact same concerns.

Councillor Burke asked that Little Kingshill Councillors deliver feedback of the opinions of Little Kingshill residents to the plans of LMPC.

OBJECTION – On the grounds that this is an established wooded area; that the building would be overbearing; that it will make changes to the rural scene; that it will form an alleyway which may attract antisocial behaviour; loss of amenity; the wildlife/ecological survey was carried out during winter when there was very little wildlife around and this should be carried out again when wildlife is active and, the fact that this may or may not be within the green belt.

- f) **Kingshill Baptist Church Windsor Lane Little Kingshill Bucks**
Certificate of lawfulness for existing use of Church Hall as shop

Reference: PL/22/4755/EU
Date validated: 14 December 2021
Consultation expiry date: 15 February 2022
Date received by LMPC: 25 January 2022
Determination date: 8 February 2022
ACTIVELY SUPPORT – NO OBJECTION

- g) **Beechlands Penfold Lane Holmer Green Bucks HP15 6XW**
Single storey rear extension

Reference: PL/22/0147/FA
Date validated: 14 January 2022
Consultation expiry date: 15 February 2022
Date received by LMPC: 25 January 2022
Determination date: 11 March 2022
NO OBJECTION

- h) **10 Weathercock Gardens Holmer Green High Wycombe Bucks HP15 6TA**
Detached garage

Reference: PL/22/0081/FA
Date validated: 10 January 2022
Consultation expiry date: 10 February 2022
Date received by LMPC: 19 January 2022
Determination date: 7 March 2022
OBJECTION – On the grounds of loss of parking space and damage which would be caused to existing established hedge.

- i) **Land to the rear of 8 Rookery Meadow Holmer Green High Wycombe Bucks HP15 6XF**
Demolition of livery stables and barns and erection of 2 dwellings

Reference: PL/21/4810/FA
Date validated: 17 December 2021
Consultation expiry date: 10 February 2022
Date received by LMPC: 20 January 2022
Determination date: 11 February 2022

OBJECTION – On the grounds that this is an Area of Outstanding Natural Beauty; this is green belt land; it is adjacent to public footpaths; the width of the access road is insufficient for access by emergency services. The requirement of the Fire Services is 3.7m between kerbs. The access between the existing dwellings either side of the proposed access is 3.6m and 3.5m between kerbs.

j) 11 Skimmers Close Holmer Green High Wycombe Bucks HP15 6RB

Single storey front and side extensions. Subdivision of property to create new dwelling. Hardstanding and parking for new dwelling.

Reference: PL/22/0283/FA
Date validated: 25 January 2022
Consultation expiry date: Not available
Date received by LMPC:
Determination date: 22 March 2022

OBJECTION – On the grounds that a previous application was refused by Planning on the grounds of the effect upon green belt, the development was too large for the street scene and the increased size of the dwelling by 130%. The footprint of this application is very similar to the previous application.

6. Planning Decisions

a) Beamond Lodge Beamond End Lane Beamond End Bucks HP7 0QT

Demolition of dwelling and the erection of new dwelling, single storey side car port extension to the existing detached garage, landscaping and ancillary works.

PL/21/3771/FA Validated: 1 November 2021 Decision: Conditional Permission

b) 5 Orchard Park Holmer Green High Wycombe Bucks HP15 6QY

Single storey rear extension, front porch extension, loft conversion with dormer to rear and 3 roof lights to front elevation.

PL/21/4059/FA Validated: 2 November 2021 Decision: Conditional Permission

c) 1 St Christophers Close Little Kingshill Bucks HP16 0DU

Single storey front and rear extensions, new pitched roof over existing front and side single storey flat roofs, partial garage conversion to living space, new raised rear patio and extension of existing fence on eastern boundary.

PL/21/4162/FA Validated: 26 October 2021 Decision: Conditional Permission

d) Wardley 57 Orchard Way Holmer Green Bucks HP15 6QU

Single storey side/rear infill extension, roof extensions to both sides and rear, two front dormers, two rear Juliet balconies, changes to doors and windows and removal of chimney

PL/21/4307/FA Validated: 24 November 2021 Decision: Conditional Permission

e) Michaelmas Meadow Penfold Lane Little Missenden Bucks HP7 0QU

Conversion of loft space over existing garage for use as ancillary accommodation to main house with new external access stairs and roof lights.

PL/21/4384/FA Validated: 29 November 2021 Decision: Conditional Permission

f) 11 Skimmers Close Holmer Green High Wycombe Bucks HP15 6RB

Two storey side and single storey front extensions and new vehicular access and hardstanding

PL/21/4481/FA Validated: 23 November 2021 Decision: Refuse Permission

g) Cambois 48 Sheepcote Dell Road Holmer Green Bucks HP15 6TL

Certificate of Lawfulness for proposed single storey rear extension and roof alterations to allow for two rear dormers and two front roof lights

PL/21/4567/SA Validated: 29 November 2021 Decision: Cert of law proposed dev or use issued

7. Planning Notices

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.

PL/21/2771/HS2 **Validated:** 12 July 2021 **Status: Registered**

b) 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**

c) 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**

d) 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**

e) 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**

f) 46 Walnut Way Hyde Heath Amersham Bucks HP6 5SD

Single storey side/rear extension

PL/21/3651/ FA **Validated:** 16 September 2021 **Status: Registered**

g) 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**

i) 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.

PL/21/3947/FA **Validated:** 8 October 2021 **Status: Conditional Permission now granted**

m) Limes Cottage Village Road Little Missenden Bucks HP7 0RG

Erection of single storey side/rear extension and enlargement of rear hardstanding and new spa pool

PL/21/4129/FA **Validated:** 16 November 2021 **Status: Registered**

n) Limes Cottage Village Road Little Missenden Bucks HP7 0RG

Listed building consent for erection of single storey side/rear extension and enlargement of rear hardstanding and new spa pool

PL/21/4130/HB **Validated:** 16 November 2021 **Status: Registered**

q) 2 Stonecroft Hyde Heath Buckinghamshire HP6 5RF

Single storey rear extension and conversion of existing garage to living space, erection of new detached garage with increased hard-standing

PL/21/4259/FA **Validated:** 9 December 2021 **Status: Registered**

- r) **Little Missenden Church Of England School Village Road Little Missenden Bucks HP7 0RA**
Construction of detached single storey nursery classroom with open sided link canopy
PL/21/4430/ FA Validated: 17 November 2021 Status: Registered
- s) **31 Parish Piece Holmer Green High Wycombe Bucks HP15 6SP**
Certificate of Lawfulness for proposed loft conversion with rear dormer and 4 front rooflights.
PL/22/0003/ SA Validated: 4 January 2022 Status: Registered
- t) **70 Beech Tree Road Holmer Green Bucks HP15 6UT**
Part two, part single storey rear extension, loft conversion to living space with the addition of two front dormers and 3 side roof lights
PL/22/0016/FA Validated: 13 January 2022 Status: Registered
- u) **Nortons Farm Spurlands End Road Great Kingshill High Wycombe Bucks HP15 6PF**
Demolition of conservatory and porch and erection of single storey side/rear extension, changes to doors and windows and formation of sunken patio
PL/21/4619/FA Validated: 21 December 2021 Status: Registered
- v) **Nortons Farm Spurlands End Road Great Kingshill High Wycombe Bucks HP15 6PF**
Listed building consent for demolition of conservatory and porch and erection of single storey side/rear extension, changes to doors and windows, internal alterations and formation of sunken patio
PL/21/4620/HB Validated: 21 December 2021 Status: Registered
- w) **65 and Rear Of 67-69 Watchet Lane Holmer Green Buckinghamshire HP15 6UF**
Variation of condition 15 (approved plans) of 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) to allow changes to windows and roofs on plots 2, 3 and 5
PL/21/4772/VRC Validated: 9 December 2021 Status: Awaiting decision

8. HW8 – Bellway Homes

High Wycombe area; Application: 21/08364/FUL

Although this is out of our area this development has the potential to have a massive impact on Holmer Green. HW8 is one part of a potential development. There is Tralee Farm which may have access onto Wycombe Road, Holmer Green and Inland Homes (103 dwellings) are marketing that as being Holmer Green. There is also the Bellway Homes (290 dwellings) development which fronts onto the A414. There is also the Yeoman Homes development of 60 homes.

Councillor Burke asked if it would be possible to discuss some of the concerns raised by residents and perhaps arrange an Open Meeting. Councillor indicated that she is more than happy to arrange an Open Meeting if other Holmer Green Councillors are in agreement. There was an Open Meeting at the Village Centre when SB and Chiltern Plan was in the pipeline and HW8 still hadn't been passed. There were 120 people in attendance. Since then there has been another meeting in the Baptist Church but there were probably only around 50 people who attended. Councillor Fallon indicated that she is more than happy for another meeting to take place now. Councillor Burke asked when and where a meeting can take place as Holmer Green residents appear to be unaware of the amount of work Holmer Green Councillors have carried out so far regarding this matter. Councillor Fallon suggested approaching the Headteacher of Holmer Green Senior School. Councillor Burke suggested that Holmer Green Councillors decide on a date and a venue and put together a presentation of all the work carried out so far, residents need reassurance that LMPC is being proactive. Councillor Fallon suggested that any questions are submitted prior to the meeting. Holmer Green Councillors agreed to decide a date between them and arrange an Open Meeting for next week which will be advertised on all relevant FaceBook pages, all notice boards and also try to get the Bucks Free Press involved. Councillor Fallon will also ask the Village Society if they could use their mailshot to advertise. Councillor Burke asked that the Neighbourhood Plan be advertised at the meeting.

County have put a TPO on the orchard owned by Yeoman Homes and the developer has now applied to remove any dead trees and also to remove any trees which have fallen over even if they still appear to be alive. That area of land is still Green Belt and does not fall within HW8.

9. Planning Appeals and Appeal Decisions.

a) Land to the South of Orchard House Amersham Road Hazlemere Bucks HP15 7JH

Appeal ref: 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) Wardley 57 Orchard Way Holmer Green Buckinghamshire, HP15 6QU

Appeal ref: APP/X0415/D/21/3283579

Appeal against refusal of 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

Application Reference: PL/21/2679/FA

APPEAL ALLOWED

c) 6 Highmore Cottages Little Missenden Amersham Buckinghamshire HP7 0RB

Appeal ref: APP/X0415/W/21/3283947

Appeal against the refusal of Single storey rear extension

Application Reference: PL/21/1906/FA

d) 12 Penfold Cottages, Holmer Green, Buckinghamshire, HP15 6XR

Appeal ref: APP/X0415/D/21/3288545

Appeal against refusal of an application for a part two storey part single storey rear extension, with a single storey side extension and the creation of a front porch.

Application Reference: PL/21/3222/FA

10. Enforcement

- a) Parsons Walk and Cherry Orchard to the east of Parsons Walk Holmer Green Bucks** - apparent unauthorised construction of large entrance from Parsons Walk into the ancient Cherry Orchard and the beginnings of some clearance work. – see final paragraph of item 8 above.

Meeting was closed at 9.00pm

Dates of Next Meetings:

21 February 2022 - Parish Council Meeting at 7:30pm

7 March 2022 – Little Missenden Open Meeting 7.00pm followed by Planning Meeting at 7.30pm

Signed as an accurate record of this meeting:

Councillor J Fallon (Vice Chair of Planning)

Date: 7 March 2022