

| | Property | Reported | Reference | Detail | Updates |
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| 1 | OS Parcel 8200 Radnage Lane Radnage | Dec 20/Jan21 | 19/00402/OP | Alleged erection of sheds and siting of 2 x shipping containers Additional Gate / Access point reported | <p>Update: 17/11/21: The site has now been visited and the development assessed. This assessment identified the following breach(s) of planning control:</p> <ul style="list-style-type: none"> Erection of fencing adjacent to a highway in excess of 1m Erection of shed x 2 Provision of small pond <p>Having identified a breach, the Council has to assess the harm from that breach. This is because enforcement action is discretionary and Section 172 of the Town and Country Planning Act 1990 states that the Local Planning Authority may only issue an enforcement notice where it appears to them that:</p> <p>a) there has been a breach of planning control; and, b) it is expedient to issue the notice, having regard to the provisions of the development plan and to any other material considerations.</p> <p>The National Planning Practice Guidance on 'ensuring effective enforcement' states that enforcement action is not appropriate where:-</p> <ul style="list-style-type: none"> There is a trivial or technical breach of control which causes no material harm or adverse impact upon the amenity of the site or the surrounding area Development is acceptable on its planning merits and formal enforcement action would solely be to regularise the development. <p>In this case, we have concluded that there is no material planning harm from the development and we are not therefore in a position where we can take any formal action. We have made the owner aware of the breach and advised him that he has the right to submit a retrospective planning application. A formal decision to close this investigation was taken under the powers delegated by the Council and our case will now be closed.</p> <p>Whilst we clearly do not condone such breaches of planning control, I trust that you will understand that there is no further action we can usefully take in this matter.</p> <p>Council meeting 01/07/21 remove from outstanding 10/02/2021 Response from BUckinghamshire: At this time nothing has changed. As you can appreciate, the majority of planting/non fixed items on the land, while messy, are not necessarily a breach as they would be considered agricultural in nature.</p> <p>I will ultimately now need to consider if formal action is justified in terms of the fencing and shed.</p> |
| 2 | Longwood Farm, Lee Road | 21/09/2021 | 21/00344/OP | The entrance is far grander than a mere field gateway and seems to be for residential and is not in keeping with the street scene or AONB. The Parish Council does not feel that a storage barn requires anything like which is being put in. | 21/09/21: Allocated a case officer |
| 3 | 66 Haw Lane Bledlow Ridge HP14 4JH | n/a notice received from Bucks 01/07/21 | APP/K0425/C/2 1/3281580 & APP/K0425/C/2 1/3281581 20/00382/OP | Breach of planning control: Without planning permission, the construction of raised decking area and balustrades adjacent to the north elevation boundary | <p>11/10/21: The above named Appellants have appealed to the First Secretary against an Enforcement Notice issued by Wycombe District Council on 01.07.2021 in relation to the above development. The appeal is to be decided on the basis of an exchange of written statements by the parties and a site inspection by the Inspector.</p> <p>01/07/2021: Formal enforcement action was taken at the below site, which is within your Parish. You can view the notice/s on the Councils public access website under ref: 20/00382/OP. Site: 66 Haw Lane Bledlow Ridge Buckinghamshire HP14 4JH This Notice takes effect on 1st September 2021 unless an appeal is made against it prior to that date. The notice was formally issued on 1st July 2021.</p> |

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| 4 | Santsedune Way, Smalldean Lane, Saunderton. (19/05576/FUL) | | Case Officer: Stephanie Penney | Flooding and Foul water concerns Alleged breach of condition 22 of p/p 19/05576/FUL (SuDS) Santsedune Way | <p>26/07/2021: Update from Buckinghamshire Council: The Flood Routing Plan (DWG No.365-02-712) shows that falls to the main access road (Santsedune Way) as it approaches Smalldean Lane should have a slight left to right fall when viewed from Smalldean Lane. However as constructed (See photos 6a/6b/7a/7b) the road falls away from the road gulleys at this point and consequently surface run off from Santsedune Way runs into and down Smalldean Lane feeding into the A4010 drainage system.</p> <p>There was a conflict with the services on Smalldean Lane, which made it awkward getting the connection in. There was some adjustment to the position of the gully in the road to get it in around these services, but these have been implemented. Highways authority are satisfied with the highways works carried out by the developer subject to the usual maintenance.</p> <p>There does not appear to be evidence of a breach in relation to the surface water drainage system.</p> <p>Accordingly, there is no further action that I may usefully take in the matter.</p> <p>I hope that this information is of assistance and that you will not hesitate to use this service again if you have any further queries.</p> <p>15/07/21: Update from Buckinghamshire Council: Having looked through the email, I think this may be a highway drainage issue as it relates to the camber of the road and a soakaway serving the drainage outside of the development site. I have contacted the highways inspector who reviewed this site for advice. He is away on leave until 12th July so I will follow up with him once he is back. The other issues relate to foul so would be best picked up by Thames Water.</p> <p>Update: 22/06/21: I apologise for the delay in investigating the above. The case has been re-allocated to me. I have contacted the Local Flood Authority to investigate further and will contact you in due course.</p> <p>Update 7/6/21: Apologises, this case was allocated to Maria who has been off sick. The case has since been re-allocated to Stephanie Penney to move forward. She will be consulting with the Flood Authority to assess the work undertaken and any remedial work required.</p> |
| 5 | Crossview Shootacre Lane Princes Risborough Buckinghamshire | 23/11/2020 | 20/00397/OP Case Office: Sean Wilkinson | Alleged erection of outbuilding | <p>14/07/21: Chased for update</p> <p>07th June 2021 Update: Breach of planning control: Without planning permission, the erection of a detached outbuilding for use as an annex. This Notice takes effect on 1st June 2021 unless an appeal is made against it prior to that date.</p> <p>The notice was formally issued on 14th April 2021.</p> |

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| 6 | The Old House, Chinnor Road, Bledlow Ridge | | <p>Specifically 18/06930/FUL allows the construction of an agricultural building and this building is subject to planning conditions such as intended use - agricultural use only. The plans clearly show, on the schematic, its proffered use as a vehicle shed. However, the actual building has been constructed in a very different form. Not only has the building been rotated 180 degrees but it now has a very different and significantly larger L-shape. Instead of garage doors there are extensive bi-fold doors which would suggest that the actual use is more in line with accommodation or office space and not as an agricultural store. (please see attached photos) Based on my limited planning knowledge this would be tantamount to the construction of a new dwelling which is fundamentally against the principles of development in the Green Belt and the AONB.</p> <p>Furthermore, I note that there is extensive excavation occurring as part of the construction of this new house and the demolition of The Ho. Soil excavated from the site appears to be being dumped in a field on the site of the The Old House. This dumping site is a green field site in an AONB and I can see no planning permission on the WDC site or evidence of a DEFRA licence having been issued to permit this occurring (see photos attached).</p> | <p>08/09/21 Update from Buckinghamshire following asking for update on retrospective planning: I have recently visited the site and the works are still ongoing to implement the planning permissions on site. We had previously agreed to allow the temporary use of the outbuilding whilst the works were ongoing. Once the works are completed on site the owners have stated they will then convert the outbuilding back into the agricultural building as detailed on the permitted plan.</p> <p>The owners will be advising when the works on site are completed, however our case remains open and I have scheduled another visit to check the progress in the coming weeks.</p> <p>14/07/21 Update from Buckinghamshire: Following my previous update I can confirm that our case remains open regarding the issues on site and once the works have been completed we will be attending a site visit with the owners to check the alleged breaches of planning control have been corrected.</p> <p>As the works on site are still progressing, our case will remain open, however as soon as the works are completed, this joint site visit will be undertaken and we can provide a further response.</p> <p>25/07/2020 Update: We are aware of the breaches at the above site and have a live case under ref We visited the site last week and have since written to the owners requesting they contact us immediately and cease the excavation works on the site. It appears that the works to excavate the land is to allow for building materials to be temporarily stored in connection to the development 19/07996/VCDN.</p> <p>We have however advised that this area of land did not appear to be within the red edge of the location plan under the application and any site materials being stored or ground works outside the red edge would require separate planning permission. We may however allow the storage of the materials on the land for a temporary basis, provided the land is returned to the state before the works were undertaken after the development is finished.</p> <p>We have also mentioned the issues with the agricultural building not matching the permitted plans and this would require retrospective planning permission in order to retain it as built. I have also added the additional outbuilding to the case and have written to the owners and their planning agent today regarding this additional issue.</p> |
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| 7 | Holpenny Barn | Jul-20 | <p>Parishioners have reported building works being carried out the land now called 'Holpenny Barn' on Upper Icknield Way close to the junction of Shootacre Lane and Upper Icknield Way. The owners of the land previously applied for planning permission for a single dwelling which was withdrawn. Now works to the barn have been carried out, hardcore and hardstanding have been applied around the barn and a works on a new drive onto Upper Icknield Way has been taking place over the last couple of weeks.</p> <p>The land does not have planning permission for any development, and indeed an injunction was served upon it in 2009 which forbids using the land for residential development, including laying hardcore or hardstanding for access roads (Claim HQ09X01817), a copy of which is attached.</p> <p>We would be grateful if you could investigate these works as soon as possible, as they are being carried out at the moment</p> | <p>21/09/21 update from Buckinghamshire Council: Formal enforcement action was taken at the below site, which is within your Parish. You can view the notice/s on the Councils public access website under ref: 20/00152/OP.</p> <p>Breach of planning control: Without planning permission, the laying of hardstanding and the partial removal of a hedgerow.</p> <p>This Notice takes effect on 1st November 2021 unless an appeal is made against it prior to that date. The notice was formally issued on 21st September 2021</p> <p>14/07/2021 Update from Buckinghamshire Council: I can confirm that the application has now been refused for the Creation of new access to Upper Icknield Way (retrospective) including the hardstanding constructed on site. We are currently progressing with an enforcement notice to have the works removed from the site and we hope to have our report done and sent to our legal department as soon as possible.</p> <p>As this is also in breach of the injunction on site we are also seeking some legal advice on the procedures / options in this respect.</p> <p>Now the application has been refused, we will be drafting a report and Enforcement Notice for the unauthorised works. I hope this Notice will be issued within the next 4 weeks.</p> <p>22/07/2020: Update from Buckinghamshire: We have been in contact with the owner who has stated they were unaware of the injunction, however it was brought to their attention during the works on site, they therefore stopped works and closed off the access point.</p> <p>I am just waiting for some advice about how we next proceed as it is a breach of an injunction not just planning control, therefore a criminal offence so I wanted to make sure we advise the owner of the correct way forward. I believe they will have the option to apply for planning permission for the hardstanding and new access.</p> <p>This should be early next week, and the owner has confirmed work has stopped on site.</p> |
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