



G R E A T M I S S E N D E N P A R I S H C O U N C I L

Minutes of a Zoom Conference call of the Planning Committee
held at 7.30 pm on Monday 4 May 2020

Councillor Cook as chair welcomed all present to the Zoom conference call and explained that Councillor Johnstone (to whom thanks were extended) would host the call and had the capacity to mute contributors, move them to the waiting room or ultimately exclude them from the meeting. It was agreed that votes would be taken by a show of hands where possible. The 4 members of the public were welcomed and advised as to the procedure that would be followed

Present during the call: Councillor L. Cook (Chair)

Councillors: C. Baxter, M. Johnstone, I. Lovegrove, V. Marshall., S. Rhodes, and after application no 4 had been considered R. Pusey.

Councillor J Gladwin of the Planning Authority was also present in a liaison capacity.

Apologies: Councillor S. Humphries

1) Declarations of Interest

There were none.

2) Minutes - It was agreed that the minutes of the meetings held on Monday 2. March and Monday 6 April should, be signed as a correct record by Councillor Cook, and they were duly signed.

3) Public Forum:

There were 4 members of the public present all in respect of the planning application at 4 on the list PL/20/0920/DE regarding "Rosadell" and "Westway" Spurlands End Rd Great Kingshill. It was agreed that this matter would be brought forward on the agenda and the meeting confirmed that the comments of 2 of the members of public had been circulated to the committee and read. One resident then addressed the committee in opposition to the proposed development and agreed to answer questions if any. In fact the committee had no questions. Councillor Cook asked each of the other attendees if they had anything to add and each made short comments having confirmed that the first resident speaking had acted as their spokesperson and voiced their collective opinions. The committee went on to consider this application and agreed to write setting out objections to the application. However the interested parties were reminded that outline planning permission for development had been granted and that the objections could in reality only relate to the details of the proposed application and to the planning permission already granted. Councillor Gladwin agreed that he would ask for the case to be called in to committee and this procedure was explained for the benefit of the public in attendance. Details of the observations to be made to the planning authority are set out in section 6 of these minutes. The members of the public were thanked for attending and all chose then to leave the meeting.

4) Matters arising –

i) The committee noted that In accordance with the decisions made by the Planning Committee on 6 April as ratified by full Council on 14 April letters had been sent to Buckinghamshire Council planning department setting out the representations of GMPC on each application considered at the meeting on 6 April.

ii) The committee noted the updated list showing the outcomes of the planning applications considered at the meeting of 6 April.

5) Correspondence:-

i) The committee noted that the planning inspectorate had acknowledged receipt of the representations submitted in respect of the right of way enquiry due to be held later in the year.

- ii) The committee noted On 3 April Buckinghamshire Council’s planning enforcement team had initially acknowledged receipt of the representations made in respect of the work at the site adjacent to Idaho Cottage and potential non-compliance with the conditions relating to safeguarding the great crested newts population of the pond and had subsequently on 9 April provided a substantive response indicating that they were not aware of any breach of the planning conditions and could therefore not take any action.
- iii) The committee noted that on 9 April Buckinghamshire Council councillor J. Gladwin had advised that he had called in to committee the planning application in respect of 146 Wrights Lane and that the application in respect of Holly Cottage Ballinger Road South Heath and had been called in to committee by Councillor Jones.
- iv) The committee noted that On 9 April Mike Shires of Buckinghamshire Council had requested a short extension of the deadline to determine the planning application in respect of the proposed amendments to the car park at Buryfield, a request agreed to by the Council Chair and that subsequently on 17 April confirmation of the grant of planning permission in respect of the proposed amendments to the car park at Buryfield was received from Buckinghamshire Council.
- v) The committee noted that on 20 April Buckinghamshire Council councillor P. Martin had provided a copy of his representations with regard to the application for planning permission by the Great Missenden Combined School under reference PL/20/0723/FA.
- vi) The committee noted that on 22 April the resident from South Heath who had complained to Chiltern District Council in respect of the failure to correctly notify them of amended plans in respect of “Hollytree” Wood Lane, South Heath (reference PL/19/2782/FA) advised that they had received a response to their complaint and provided a copy which had been circulated. Furthermore as a result a reminder had been sent to Buckinghamshire Council as successors to Chiltern DC reminding them that the complaint from GMPC remained unanswered. This led to a holding response being received from Mike Shires of Buckinghamshire Council on 23 April and on 28 April a substantive response from Mike Shires to this complaint lodged on 12 December 2019. This purported to address the second aspect of the complaint with regard to the planning application relating to the Zion Chapel (reference PL/19/2431/FA) but did not. The deputy clerk advised that he had addressed this matter to Buckinghamshire Council who acknowledged the error and had indicated an intention to respond on this issue within the next week.
- vii) The committee noted that on 22 April an issue had been raised by the grandparent of children attending the Great Missenden Combined School with regard to the representations of GMPC made in respect of planning application PL/20/ 0723/FA and that an initial response had been provided by the deputy clerk on 27 April resulting the same day in a further reply from the individual concerned.
- viii) The committee noted that on 27 April after a number of reminders Buckinghamshire Council confirmed that the application by GMPC for a certificate of lawfulness in respect of Prestwood Common submitted under reference PL/19/4395/SA had finally been validated on 3 April.
- ix) The committee noted that on 27 April a resident of Spurlands End Road had indicated a wish to make representations to the GMPC planning committee in respect of the application PL/20/0920/DE relating to the properties Rosadell and Westway, the matter is at number 4 on the list of applications for consideration. A response had been sent suggesting that in addition to attending the planning committee meeting conference call it would be helpful to submit representations to be circulated to the committee. Those representations had subsequently been received and circulated to the committee for consideration in advance of the meeting.

6) Planning Applications lodged-various dates

a) Noted

The committee noted that notice of an application in respect of The Misbourne School, Misbourne Drive, Great Missenden, Buckinghamshire HP16 0BN as to consultation from Bucks Council, county level planning application AOC/009/20- with regard to discharge of conditions 3 (Agricultural survey) and 7 (Biodiversity strategy) of planning permission no CC/0043/19. **Reference: PL/20/0715/BCC** had been received by GMPC on 9 April 2020 and had been determined as approved by the planning authority on 20 April.

b) Approvals with any relevant notes

The Committee considered the applications set out below to which it had no objection and for which separate letters would be drafted:-

- 1) Garages to the North of 4 Hildreth Rd, Prestwood, Buckinghamshire
Demolition of existing garages and the development of 2, 2bedroom dwellings and 1 3 bedroomed dwelling
PL/20/0859/FA
After some discussion as to the extent of use of the site for garaging and the likelihood of the proposed development being for social or affordable housing the committee agreed that they did not object but that representations that the development should be made seeking if possible a condition that the development be specified to provide either social or affordable housing and to requesting the planning authority to ensure that no legal rights of way would be infringed by the development.
- 2) "Drayson House" Chiltern Rd, Ballinger, Buckinghamshire, HP16 9LJ.
Partial demolition of rear conservatory. Part single, part 2 storey rear extension. First floor side extension. Single storey side infill extension. Front and side rooflights and changes to side window and door. Install PV cells to rear roof. New front porch and front extension to garage. Remove oil tank and install 2 air source heat pumps and energy storage battery in recess between garage and main building. **PL/20/0865/FA**
No Objection subject to the planning authority being satisfied that the ridge height of the extension would not be overbearing in respect of the neighbouring property and ensuring that the extension at the rear complied with statutory requirements as to proximity to the property boundary.
- 3) Land on the North West side of Frith Hill, South Heath, Buckinghamshire.
Single storey front and side extension and re-cladding of single dwelling. **PL/20/0979/FA**
No objection
- 4) "Holly Hatch Cottage", formerly "The Beeches", Nags Head Lane, Great Missenden, Buckinghamshire, HP16 OHD.
Variation of condition 10 of planning permission PL/19/2902/OA (Outline planning permission for erection of a detached 2 storey dwelling with access, parking and amenity space, and the erection of a replacement garage) to allow for additional vehicular access. **PL/20/1005/VRC**
After some discussion as to concerns with regard to the vision splay it was agreed that no objection to the proposed variation of condition would be raised.
- 5) 1 "Ivy Cottage", London Rd, Little Kingshill, Great Missenden, Buckinghamshire, HP16 0DG.
Two storey side and single storey rear extensions, erection of a detached garage including drive and vehicular access. New pitched roof over existing front door. **PL/20/1045/FA**
No objection
- 6) "Peterley Wood Farm", Peterley Lane, Prestwood, Buckinghamshire, HP16 0HH.
Two storey side extension. **PL/20/0719/FA**
No objection
- 7) "Swallowfield", Moat Lane, Prestwood, Buckinghamshire HP16 9DF.
Demolition of existing conservatory and erection of 2 storey rear extension. **PL/20/1072/FA**
No objection
- 8) "Chantry Cottage", Nairdwood Lane, Prestwood, Buckinghamshire, HP16 0QF.
Part two storey, part single storey side and rear extension. **PL/20/1064/FA**
No objection

- 9) "Prestwood Common" Nairdwood Lane, Prestwood, Buckinghamshire, HP16 0QF.
Certificate of lawfulness for Installation of track around inner perimeter of field and replacement of wooden bollards with metal bollards. **PL/19/4395/SA**
After discussion in which it was explained that the installation of the multiplay retained from Buryfield had been completed and would not obstruct the track and that the plans were clearly marked to show that the position of the track was an approximate position to be amended as required by the contractors carrying out the installation it was agreed that no observations should be made as this application is that of the GMPC.
- 10) "Hampden View", Broomfield Hill, Great Missenden, Buckinghamshire, HP16 9PD.
Certificate of lawfulness for a proposed porch and new front door. **PL/20/1138/SA**
No objection
- 11) "Michaelmas Croft", Grimms Hill, Great Missenden, Buckinghamshire HP16 9BG.
Erection of 2 garden pavilions. **PL/20/1148/FA**
No objection
- 12) 21 Clare Road, Prestwood, Buckinghamshire, HP16 ONS.
Certificate of Lawfulness for proposed extension of vehicular access. **PL/20/1185/SA**
No objection

c) Objections

- 1) Land at rear of "Rosadel" and "Westway", Spurlands End Rd, Great Kingshill, Buckinghamshire, HP15 6HX.
Approval of reserved matters following outline approval under PL/18/0628/OA (Outline application for construction of 2 detached dwellings with access via upgraded existing driveway). as discussed at the planning committee meeting in May 2018 when the applicants attended and indicated that they had support for their application from their neighbours. **PL/20/0920/DE**
Whilst accepting that outline permission for some development of this site has been granted and was indeed supported by the Parish Council
- a) The proposed development in terms of layout, scale appearance and landscaping does not comply with Policy GC3 of the Chiltern Local Plan 1997 as amended and does not provide adequate safeguards of the amenities of the locality.
- b) The proposed layout and density of the proposed development is inappropriate for the location and is overdevelopment. In particular the size of the proposed new dwelling and their ridge height is excessive and out of keeping with neighbouring properties. The proposed development would dominate the neighbouring properties.
- c) The proposed development would therefore be overbearing in its nature.
- d) The proposed development is out of character and keeping with the surrounding area taking into account the fact that this is a proposed development is within an Area of Outstanding Natural Beauty. The size and scale of the proposed development would make it too visually dominant.
- e) The proposed development would lead to a loss of privacy for those in neighbouring properties, again in large part due to the size and scale of the proposed development.
- f) The proposed development would impact on the ancient woodland at the rear of the site and involve both the loss of trees and the loss of ecological habitats.
- g) The size and scale of the proposed development would mean that the extent of amenity space for each dwelling was both inadequate in terms of size and of limited quality because of the impact of the woodlands to the rear of the site.
- h) Paragraph 13.2 of the Core strategy (to be read as part of Policy CS20) requires new buildings to be well integrated with, and complement, neighbouring buildings and the local area in terms of scale, density, layout and access. Being located in a backland position, as a secondary tier to roadside development the proposed dwellings are excessive in size and therefore too dominant on neighbouring properties and the street scene.

i) There are concerns as to the viability of the proposed access bearing in mind the size and scale of the proposed development.

2 and 3) Rear of 82 High Street, land off Peters Close, Great Missenden, Buckinghamshire, HP16 0AN.
Removal or variation of a condition, condition 18 of planning permission CH/2015/1417/FA (erection of 6 new dwellings with access from Twitchell Rd, 2 detached garage blocks, parking areas and landscaping (Scheme amended from 7 to 6 dwellings) to allow: Replace site proposals 15 HGM SP11 1 with new revision 15 HGM SP11 K and garage plans and external works details 15 HGM EDO1 C with 15 HGM EDO1D.**PL/20/1027/VRC**

And Rear of 82 High Street, Great Missenden, Buckinghamshire, HP16 0AN.

Erection of 2 x 2 bed semi-detached cottages and carports to be served by implemented access under consent CH/2015/1417/FA. **PL/20/1026/FA**

It was noted that Councillor Gladwin would ask for this matter to be called in to committee

The committee object to this application on the basis that:-

- a) As indicated in respect of the original applications there are concerns as to the proposed access to the development.
- b) As indicated in respect of the original applications there are concerns that the ridge height of any new properties should not exceed that of neighbouring properties so as to ensure any development is in keeping with the area
- c) The Parish Council appreciates that any issues of boundary disputes are not strictly speaking planning matters but would invite the Planning Authority to investigate in order to ensure that the current applications have been correctly submitted and that the validation process has been properly carried out.
- d) That the overall design and appearance of the development is out of keeping with the street scene.
- e) That the proposed development is overbearing in nature and constitutes over development, seeking to expand on the existing permitted planning permission which had been granted so as to address this issue.
- f) That the layout and density of the proposed development is inappropriate for the location and out of keeping with the locality.

7) Matters for information

The committee noted the 2 applications in neighbouring parishes

PL/20/0661/FA by Davies Brothers Nursery Ltd for change of use to horticultural glasshouse for growing ornamental plants and vegetables at "The Deep Mill Diner" London Road, Little Kingshill, Bucks HP16 0DH and PL/20/0861/FA by Paradigm Housing Group for the demolition of garages and the development of 2 x 2 bed roomed houses with bin stores and parking at "Brays Meadow Garages, Brays Meadow, Hyde Heath Bucks. The committee determined not to make representations to the planning authority in respect of these matters but to leave individual councillors to make representations if they so wished.

The committee noted and discussed the representations of Councillor Rhodes with regard to a structure at Kimba Farm Stud, Moat Lane, Prestwood and agreed that a letter should be written to the Planning Authority inviting them to check as to the planning status of this structure

Councillor Gladwin confirmed that no dates had as yet been set for planning authority committee meetings but that as and when they were he would advise GMPC.

8. Date of the Next Meeting –Monday 1 June 2020 at 19.30 in the Parish Office unless otherwise advised

The meeting closed at 21.00.