

## 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 6 July 2020

Councillor Cook as chair welcomed all present to the Zoom conference call which was again hosted by Councillor Johnstone.

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

Councillors: C. Baxter, M. Johnstone, S. Humphries, I. Lovegrove, V. Marshall, R. Pusey, and S. Rhodes  
Councillor J Gladwin of the Planning Authority was also present in a liaison capacity.

**1) Apologies:** Councillor J. Brooke

### **2) Declarations of Interest**

Councillor Pusey declared an interest in the planning application listed at no 11 on the agenda PL/20/2000/CONDA

**3) Minutes** - It was agreed by that the minutes of the meeting held on Monday 1 June should be signed as a correct record by Councillor Cook, and it was agreed that they would be delivered to Councillor Cook for signature in due course.

### **4) Matters arising –**

- i) The committee noted that in accordance with the decisions made by the Planning Committee on 1 June as ratified by full Council on 8 June letters were written to Buckinghamshire Council setting out the representations of GMPC
- ii) The committee noted that the approved draft letter in relation to Kimba Farm Stud in Moat Lane Prestwood and a potential planning enforcement issue had been sent to the planning enforcement team at Buckinghamshire Council.
- iii) The committee noted the draft letter to Buckinghamshire Council with regard to the planning application PL/20/1343/FA in respect of land at Weedon Hill, Hyde Heath, which was unanimously approved. Councillor Pusey was thanked for his input to the letter.

### **5) Public Forum:**

There were no members of the public present the joining instructions for the meeting having been publicised on the Council website, notice of meeting and the agenda. Neither had there been any representations from members of the public.

### **6) Planning Applications lodged-various dates**

#### **a) 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) Great Missenden Combined School, Church Street, Great Missenden, Buckinghamshire, HP16 0AZ.  
Front extension to school, perimeter fencing and gates. **PL/20/1030/FA**  
No objection.
- 2) "Hollytree" Wood Lane, South Heath, Buckinghamshire, HP16 0RB. **PL/20/1640/FA**  
Demolition of existing conservatory infill ground floor side and rear, extensions, front extension, roof alterations and erection of detached garage and carport.  
No objection.
- 3) 2 Longfield Terrace, Nags Head Lane, Great Missenden, Buckinghamshire, HP16 0ER. **PL/20/1670/FA**  
Loft conversion to habitable space.  
No objection,

4 and 5) "Knives Farm", 150 Wycombe Road, Prestwood, Buckinghamshire HP16 0HJ. **PL/20/1457/HB**

**PL/20/1456/FA**

Listed building consent for internal and external alterations including: infill of porch to rear elevation, single storey side extension, side roof lights and changes to windows and doors. Internal alterations to include removal of kitchen ceiling and brick pillar and steel support. Replace with oak beam where necessary. Remove breeze block partition between entrance hall and dining room.

Infill of porch to rear elevation, single storey side extension, side roof lights and changes to windows and doors.

No objection.

6) "Whiteacre Cottage", 25 Chequers Lane, Prestwood Buckinghamshire, HP16 9DR **PL/20/1548/FA**

Demolition of existing garage and erection of new garage.

No objection.

7) 3 Whitefield Lane, Great Missenden, Buckinghamshire, HP16 0BH. **PL/20/1707/FA**

Part 2 storey, part single storey side/rear extension, front porch canopy and replace the window with a door, addition of roof light to ground floor rear elevation.

No objection subject to the planning authority being satisfied that the development will leave and or provide sufficient off road car parking that meets the required standards for parking provision and ensures adequate safe access and egress from the property.

8) "Crawley Farm", Village Road, Ballinger, Buckinghamshire, HP16 9LQ. **PL/20/1321/HB**

Listed building consent for demolition of existing garage erection of a single storey outbuilding with a link to the main dwelling (amendment to listed building consent PL/9/3752/HB).

The committee noted that this application had been considered at the June meeting but that notice of the application had only been received from Buckinghamshire Council on 25 June.

9) "Valley View", 8 Over Hampden, Prestwood, Buckinghamshire, HP16 9DZ. **PL/20/1818/TP**

Works to trees subject to a TPO 1993/018. G1 group of approximately 12 Beech trees- reduce in height and width by approximately 3 metres and shape all round to clear from the property.

No objection but in light of the vagueness of the application - approximately 12 Beech trees, and the fact that the map submitted shows the location as Perks Lane the committee would ask that the Tree Officer monitors the work carefully if approval is given, to ensure that any work carried out is as requested and necessary.

10) "Nendrum", Martinsend Lane, Great Missenden, Buckinghamshire, HP16 9HR. **PL/20/1804/TP**

T1, T2, T12 - beech - reduce by 4m; T3 - T12 beech and maple reduce by up to 3m. (TPO/1990/017).

No objection but again the Tree Officer is asked to ensure adequate monitoring of the work if approval is given to ensure that it is as requested and necessary.

11) 39 Wrights Lane, Prestwood, Buckinghamshire, HP16 0LQ. **PL/20/2000/CONDA**

Application for approval of details reserved by conditions 2, 3 & 6 on planning permission CH/2018/0416/FA. (Sub-division of plot and erection of new dwelling).

No objection.

12) "The Old Red Lion", 62 High Street, Great Missenden, Buckinghamshire, HP16 0AN. **PL/20/1932/CONDA**

Application for approval of details reserved by conditions 3 & 4 on planning permission PL/19/2241/FA.

(Change of use to 7 residential apartments (Use Class C3) comprising 5 flats in the upper storeys and 2 at the rear ground floor, with partial demolition of ground floor, addition of external stairs to side and balconies to rear, changes to doors and windows, and formalisation of car parking spaces to the rear of the Old Red Lion.)

No objection.

13) "The Chalet", Innisfree Farm, Hyde Lane, Little Kingshill, Buckinghamshire, HP16 0RE **PL/20/1931/CONDA**

Application for approval of details reserved by conditions 1 & 2 on planning permission CH/2017/2193/FA.

(Demolition of existing chalet and erection of a house with first floor accommodation and a basement (amendment to planning permission CH/2017/1765/FA)

No objection.

14) "Buckingham House", 77 High Street, Great Missenden, Buckinghamshire, HP16 0AL.

Various applications for approval of details reserved by conditions (not the same applications as considered in June 2020 at the planning committee meeting)

**PL/20/1956 CONDA** re condition 7 on PL/19/2716/HB

**PL/20/1946/CONDA** re condition 5 on PL/19/2716/HB

**PL/20/1945/CONDA** re condition 3 on PL/19/2715/FA

**PL/20/1950/CONDA** re condition 5 on PL/19/2715/FA

**PL/20/1949/CONDA** re condition 6 on PL/19/2716/HB

**PL/20/1944/CONDA** re condition 4 on PL/19/2716/HB

**PL/20/1947/CONDA** re condition 4 on PL/19/2715/FA

No objection to any.

## **b) Objections**

None

## **7) Correspondence:-**

i) Councillor Rhodes was asked to address the meeting as to the East Buckinghamshire Council committee meeting on 16 June at which he attended on behalf of the Parish Council to make representations regarding application PL/19/4163 relating to "Chestnut House" Broombar Lane. Councillor Rhodes explained that the conditions imposed do not appear to be capable of being met, that the case officer's report to the committee had been amended by the senior planning officer Mike Shires, and was supportive of the application. There was concern that the applicants representative was not kept to the time limit in making submissions and that the planning officer was given the last word before the committee made their decision. It seemed strange that this as the most contentious of applications was left until last on the agenda and so dealt with late in the evening. At the end of the day the chair of the committee had the casting vote and voted in favour of the proposed development. Councillor Rhodes shared his frustration at the way the East Bucks Planning committee was organised and thanked Councillor Gladwin for leading the opposition to the proposed development. Councillor Gladwin also expressed his view as to how the East Bucks Planning committee meeting had gone and observed that as a result of feedback after the meeting it had been agreed that in future once the planning officer had made their final submission there would be an opportunity for comment from others and questions to the planning officer. He also reminded the committee that the planning officers can now veto requests from councillors on the Bucks Council to call in applications.

Councillor Gladwin was thanked for his support and Councillor Rhodes was thanked for attending and putting so much effort into making strong representations on behalf of local residents and the parish council.

ii) The committee noted that Buckinghamshire Council appeared to have cleared the decks with a series of notifications of planning outcomes and agreed that it was helpful to see which cases had been determined and how. It was noted that in several cases where the parish council had opposed applications they had indeed been refused or alternatively withdrawn. Hopefully the backlog has been cleared and the number of these notifications will reduce and be more timely allowing them to be better scrutinised as to outcomes in relation to representations submitted.

iii) The Committee noted that an enforcement notice had been served on the occupiers of the land adjacent to Jewsons on the Chesham Road.

iv) The Committee noted that the East Buckinghamshire Planning Committee had met on 30 June to consider amongst other applications the application PL/20/0842/FA in respect of Holly Cottage, Ballinger Road, South Heath Bucks HP16 9QH for the erection of 3 dwellings ( this application had been refused) and PL/20/1027/VRC in respect of Rear of 82 High Street Great Missenden, Bucks HP16 0AN for Variation of condition 18 of planning permission CH/2015/1417/FA in relation to garage blocks and parking ( this application was granted) Councillor Gladwin observed that it had been noted that the parish council had not been represented at this committee meeting. It was pointed out that written representations to both matters

had been submitted and that notification of the planning committee had come only 11 days before the meeting date and during a period of staff leave.

v) The committee noted the finalised guidance provided by Councillor Gladwin from Bucks Council as to the role of Parish and Town Councils. If there is a wish for an application to be called in the process as outlined by Councillor Gladwin is to invite one of the County Councillors to make that request which may or may not be successful.

vi) The committee noted that an appeal has been lodged against the refusal of planning permission PL/19/2722/FA in respect of Hildreths Garden Centre 169 Wycombe Rd, Prestwood Bucks, HP16 0HJ and that the appeal is to be determined in writing and any representations are to be submitted to the planning inspectorate by 28 July the reference being APP/X0415/W/20/3249143. The committee did not feel it necessary to add to the observations previously made- indicating no objection to the proposed development – and which the planning authority would make available to the planning inspectorate.

vii) The committee noted that a message had been received from a member of the public with regard to the development at the Misbourne School and that advice had been given to them to contact the planning authority Buckinghamshire Council and to raise any concerns with them.

### **8) Matters for information**

a) The committee noted the application in the adjoining parish PL/20/1392/FA in respect of “Klee house” Deep Mill Lane, Little Kingshill, Buckinghamshire, HP16 0DJ to demolish existing outbuilding and erection of a detached dwelling, associated landscaping and formation of vision splays on existing vehicle access, but did not feel it necessary to make comment.

b) The committee noted the applications PL/20/1916/ADJ and PL/20/1918/ADJ regarding land east of Green Street and north of Orchard Drive Chorleywood for demolition of existing farm buildings and up to 1100 residential dwellings which was highlighted to the committee in view of the impact that such a large scale development might have on the local infrastructure. Advice was given as to how to access the Three Rivers District Council planning website for those councillors that might wish to consider the applications in more details and make any comment

**9. Date of the Next Meeting** –Monday 3 August 2020 at 19.30 in the Parish Office unless otherwise advised

The meeting closed at 20.15