



GREAT MISSENDEN PARISH COUNCIL

Minutes of a Zoom Conference call of the
Planning Committee
held at 7.30 pm on **Tuesday 6 April 2021**

Councillor Cook returned as chair and was welcomed back and in turn welcomed all present to the Zoom conference call.

Present during the call:

Councillors: C. Baxter, M. Johnstone, I Lovegrove, V. Marshall, R. Pusey, and S. Rhodes.

1) Apologies: were received from Councillors J Brooke, and S Humphreys, and Councillor Gladwin from the Planning Authority who was attending a Planning Authority planning committee meeting.

2) Declarations of Interest: Councillor Pusey declared an interest as he had at the March meeting in respect of the matter listed on the agenda at item 4e) being a part owner of the property. Councillor Brooke had declared an interest in respect of the application listed at 6 (9) on the agenda on the basis that it is a neighbouring property.

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

4) Matters arising:

a) The committee noted that a meeting had taken place with the developers of the proposed Great Missenden Railway Station development on Wednesday 31 March at 11.30. The meeting had been useful in that it had allowed questions to be asked of the developers regarding the plans that were for discussion later on the agenda.

b) The committee noted that representations of members of the public in respect of the proposed development at land to the rear of 14-16 Kings Lane in South Heath had been taken into account in the representations submitted to the planning authority by GMPC and that the application PL/21/0238/ FA had subsequently been refused and the residents had been advised accordingly.

c) The committee noted that in respect of "Brynawell" 27, Upper Hollis, application PL/20/3764/FA and the alleged breach of planning and representations submitted by members of the public, that the owners had subsequently made an application to vary conditions (PL/21/0650/VRC) to comply with planning requirements and address the alleged breach. The committee noted that having considered all the representations had made its own representations to the planning authority and had not felt it appropriate to oppose the proposed variation.

d) The committee noted that a letter to the planning authority regarding a potential development on the Wycombe Road in Prestwood had not been circulated for consideration by the committee but would be forthwith.

e) The committee went on to consider the hybrid planning application it had deferred at its March meeting in relation to the proposed conversion of an existing stable block into two, 4-bedroom dwellings and outline planning permission including details for scale, layout and means of access for 11 new dwellings including demolition/clearance with details reserved in respect of appearance and landscaping in respect of Land at Middle Grove Farm, Chesham Road, Hyde End, Buckinghamshire, HP16 ORD Reference: PL/21/0316/OA.

The committee decided by majority to oppose the application on the following grounds: -

- i) The development would be development within the green belt and an Area of Outstanding Natural Beauty.
- ii) The development proposed would result in the loss of local employment opportunities.
- iii) The proposed development would result in the loss of both agricultural and equestrian facilities for the local population and have a knock-on effect for those seeking to support and promote both agricultural and equestrian activity in the area and particularly within the green belt.
- iv) The proposed development was considered to be an over development of the site in view of the proposed number of new dwellings.
- v) The addition of 11 new dwellings would result in an increased level of traffic flow to and from the site from a road that has a 50-mph speed limit. Although visibility splays appeared to be good on the plans the increase in traffic flow to and from the site presented road safety concerns

5) Public Forum: There were no members of the public present during the call and no representations from members of the public had been received.

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) "Elm Cottage", High Street, Great Missenden, Buckinghamshire, HP16 9AB. PL/21/0711/KA.
Sycamore T1 – proposed crown reduction by 45% - within Great Missenden Conservation Area.
No objection.

- 2) 67, Church Street, Great Missenden, Buckinghamshire, HP16 0AZ. PL/21/0760/KA.
Willow- removal of secondary bough, pollarding to main trunk. Main bough to be pollarded at higher level within Great Missenden Conservation Area.
No objection.

- 3) 18, Clare Road, Prestwood, Buckinghamshire, HP16 0NR. PL/21/0668/SA.
Certificate of Lawfulness for proposed vehicular access.
No objection.

- 4) Great Missenden Church of England Combined School, Church Street, Great Missenden, Buckinghamshire HP16 0AZ. PL/21/0774/VRC.
Variation of condition 5 (approved plans) of planning permission PL/20/0723/FA (Resurfacing works on an existing semi-formal car park, including the creation of 37 formalised car parking spaces and a two-way carriageway, a new pedestrian footpath, the installation of low-level lighting and the erection of a new, electric vehicle access gate and a new pedestrian access gate and fencing) to allow relocation of footpath and changes to lighting.
No objection.

- 5) "Shebas", Spurlands End Road, Great Kingshill, Buckinghamshire, HP15 6HY. PL/21/0748/FA.
Demolition of existing garage and erection of single storey side and rear extensions, new front bay window, 2 new side roof lights on existing roof and changes to windows and doors.
No objection.

6) Great Missenden Railway Station, Station Approach, Great Missenden, Buckinghamshire, HP16 9AZ. PL/21/0769/KA.

RHS Remove the limbs back to the main stem on Beech tree by the gate.
Cherry and Sycamore Trees prune back branches to give 2m clearance from the roof of the bridge steps. (Great Missenden Conservation Area)
No objection.

7) "The Cottage", Cottage Farm, Aylesbury Road, Great Missenden, Buckinghamshire, HP16 9LS. PL/21/0777/TP.

Tree works in accordance with a submitted schedule (TPO 10 of 1952).
No objection.

8) "Chalkdell Cottage" Frith Hill, Great Missenden, Buckinghamshire, HP16 9QE. PL/21/0781/TP.

Felling of a sycamore and pollarding of 3 sycamores to previous pollard
No objection.

9) "Bannawald", Village Road, Ballinger, Buckinghamshire, HP16 9LF. PL/21/0796/FA.
Single storey front, side and rear extensions, first floor rear extension, front porch canopy, front balcony, 4 side roof lights, changes to windows and doors and erection of side/rear wall.
No objection.

10) Hildreths Barn Store, Wycombe Road, Prestwood, Buckinghamshire HP16 0HJ. PL/21/0863/FA.

Single storey extension to existing retail area and enlargement of car park.
No objection subject to the planning authority being satisfied that the proposed development will not lead to the loss of any trees without adequate and acceptable mitigation.

11) "Ravelston", Martinsend Lane, Great Missenden, Buckinghamshire, HP16 9HR. PL/21/0875/FA.

First floor side, rear and front extension.
No objection.

12) "Silchester Cottage" Honor End Lane, Prestwood, Buckinghamshire, HP16 9HG.

PL/21/0801/SA
Certificate of Lawfulness for proposed removal of existing external chimney stack.
No objection.

13) "Ballinger House", Village Road, Ballinger, Buckinghamshire, HP16 9LQ. PL/21/0838/SA.
Certificate of Lawfulness for proposed single storey rear extensions.
No objection.

14) "Hawkswood", Chiltern Road, Ballinger, Buckinghamshire, HP16 9LJ. PL/21/0687/FA.
Single storey rear extension, front and rear dormers to allow for living accommodation, in loft addition of a door to side elevation and erection of a carport.
No objection.

15) "Peppers", 4 Sylvia Close, Great Missenden, Buckinghamshire, HP16 0ES. PL/21/1035/FA.
Render and timber cladding to external walls of existing house.
No objection, subject to the planning authority being satisfied that the boundaries to the property are properly delineated on the plans accompanying the planning application.

- 16) 10 Tulkers Close, Prestwood, Buckinghamshire, HP16 0SH. PL/21/1063/FA.
Demolition of garage and utility space, and construction of two storey side extension and single storey rear extension.
No objection, subject to the planning authority being satisfied that the combination of the loss of the garage and the extension to the property will not leave the property with a deficiency of parking on the site to meet the national standards as to parking provision.
- 17) "Gauntley", 63 Wycombe Road, Prestwood, Buckinghamshire, HP16 0PF. PL/21/1131/FA
Vehicular access.
No objection.
- 18) 28 Nairdwood Close, Prestwood, Buckinghamshire, HP16 0QN. PL/21/0841/FA.
Single storey rear extension, side car port and alterations to roof over existing garages, change to front window.
No objection.
- 19) Land at The Rear Of "The Old Red Lion", High Street, Great Missenden, Buckinghamshire, HP16 0AN. PL/21/0973/CONDA
Approval of condition 16 (Landscaping) of planning permission CH/2017/1943/FA (Demolition of three four-bed houses, a disused industrial building (Use Class B2) and 20 garages, removal of spoil and trees from the rear of the site. Development of 34 residential dwellings comprising 25 houses and 5 flats, with associated landscaping tree replacement, car parking and internal shared surface road. Change of use of the upper storeys of The Old Red Lion (62 High Street) from office to residential to provide 4 flats. Ground floor building line amendment to southern elevation of The Old Red Lion (62 High Street) to remove 700mm at ground floor only to provide improved visibility onto the High Street. Amendments to Forge Cottage on Missenden Mews to relocate front door, relocate car parking space and provision of new private amenity space within the site.)
No objection.
- 20) Land at The Rear Of "The Old Red Lion", High Street, Great Missenden, Buckinghamshire, HP16 0AN. PL/21/0972/CONDA
Approval of condition 13 (delivery service plan) of planning permission CH/2017/1943/FA (Demolition of three four-bed houses, a disused industrial building (Use Class B2) and 20 garages, removal of spoil and trees from the rear of the site. Development of 34 residential dwellings comprising 25 houses and 5 flats, with associated landscaping tree replacement, car parking and internal shared surface road. Change of use of the upper storeys of The Old Red Lion (62 High Street) from office to residential to provide 4 flats. Ground floor building line amendment to southern elevation of The Old Red Lion (62 High Street) to remove 700mm at ground floor only to provide improved visibility onto the High Street. Amendments to Forge Cottage on Missenden Mews to relocate front door, relocate car parking space and provision of new private amenity space within the site.)
No objection.
- 21) "Chestnut House", Broombarn Lane, Great Missenden, Buckinghamshire, HP16 9JD. PL/21/1021/CONDA.
Approval of condition 2 (Materials) of planning permission PL/19/4163/FA (Redevelopment of site to provide 2 detached dwellings with vehicular access, associated hardstanding, landscaping and car parking.)
No objection.

22) "Rivendell", Bernards Close, Great Missenden, Buckinghamshire, HP16 0BU.
PL/21/1227/CONDA.

Approval of condition 2 (Levels) of planning permission PL/21/0101/FA (Demolition of existing dwelling and garage and erection of dwelling and detached covered carport and store)
No objection.

6b) Objections:

1) "Chestnut House" Broombar Lane, Great Missenden, Buckinghamshire, HP16 9JD.
PL/20/4250/CONDA.

Application for approval of details reserved by conditions 6 & 15 on planning permission PL/19/4163/FA (redevelopment of site to provide 2 detached dwellings with vehicular access, associated hardstanding landscaping and car parking) Amended by submission of additional ecology information in response to concerns raised by the Planning Authority.

The Parish Council oppose this application in respect of Condition 15 on the following grounds: -

- a) There remains no accurate baseline to allow any proper and accurate assessment of the level of ecological mitigation required.
- b) There is no corrective spreadsheet provided.
- c) The ecological consultant for the planning authority remains unsatisfied as to the proposed level of mitigation.
- d) Furthermore, it would appear that the proposed size of the houses on the development has now increased and is no longer in accord with the planning application and plans submitted and based on which planning permission was granted which appear to show a GIA of 501.8 sq m and 550.8 sqm GEA. However, floor plans appear to show a GIA of 630.9 sq m some 25% higher, and current property marketing details suggest a GIA of 665.1 sq m. Any permitted increase in size of development should result in a corresponding increase in the required biodiversity and ecological mitigation.

2) Buryfield Car Park, Link Road, Great Missenden, Buckinghamshire. PL/21/0770/FA.
South-eastern turning circle extension to existing car park.

Whilst the Parish Council does not oppose this application it makes the following observations: -

- a) The Parish Council is surprised at the haste in which this matter has been listed for committee to determine it and cannot help but think that this is because the application is from the planning authority itself. The effect of listing the application for determination on 6 April when notice of the application was only published on 8 March has reduced the capacity for proper consideration and response.
- b) The application incorrectly states that the proposal is for a south-eastern turning circle extension to the existing car park. It is not. The proposal is for a turning circle on the grounds owned either by Buckinghamshire Council or the Great Missenden Combined School. It will simply be accessed from the Buryfield Car Park owned by GMPC. It is not an extension of the car park owned by Great Missenden Parish Council and will in fact see that car park reduced in size.
- c) In making the planning determination the planning authority are asked to ensure that condition is imposed to reduce the risk to established trees including the 2 hornbeams by ensuring that adequate root protection is provided and that all appropriate steps are taken to protect existing trees and vegetation

3) 89 – 91, High Street, Great Missenden, Buckinghamshire, HP16 0AL. PL/21/0858/FA.
Change of use to residential, removal of shop fronts and installation of new sliding sash windows and front door.

The Parish Council oppose this application on the following grounds: -

- a) This would amount to the loss of 2 separate units for retail within the High Street in the Conservation Area of Great Missenden This is at a time when a substantial residential development for the elderly has just been completed and will result in an increase in the population needing local access to retail facilities. In addition, there is a development of over 30 new residential units which has seen the loss of commercial units within the High Street and a further planning application has been submitted for a development of 37 residential units within the proposed Great Missenden Railway Station development.
- b) The loss of retail units impacts on the availability of employment opportunities in the area for local people.
- c) There appears to be no parking provided for the properties and there is no on street parking available in this area of the High Street, and an overall shortage of parking in the village of Great Missenden.
- d) The planning authority if it determines the application favourably is asked to ensure that there is adequate provision of amenity space within the developments.
- e) The change of use of the properties if permitted would lead to a major change in the appearance, the street scene and the public visual amenity of the High Street in Great Missenden.

4) “Dunford House”, 3 Walnut Close, Great Missenden, Buckinghamshire, HP16 9AL.
PL/21/1111/TP.

Lime T1 - Works as per Tree Schedule (TPO/1974/004)

The Parish Council oppose this application at this time for the following reasons: -

- a) The works proposed are said to be in accordance with a schedule. However, that schedule is not available on the planning authority website and it should be, so that it can be considered to determine the validity of the request made.
- b) There is no plan of works provided.
- c) There is no evidence necessity to carry out the works from a suitably qualified tree surgeon or arboriculturist
- d) In the absence of expert opinion that the work is a necessity rather than for purely cosmetic reasons a tree that is subject to a Preservation Order should be afforded all possible protection

5) Land at Great Missenden Railway Station, Station Approach, Great Missenden, Buckinghamshire, HP16 9AZ. PL/21/0534/FA.

Demolition of existing car sales yard structures and tree removal. Development of two mixed use buildings comprising 2 x Class E premises, resident parking and cycle storage at ground floor with 37 residential apartments at upper storeys. Redevelopment of station forecourt to provide new vehicle and pedestrian access and landscaping.

The Parish Council oppose this proposed development. In principle the Parish Council favours development of this brownfield site but believes that this development as proposed is not appropriate for the following reasons: -

- a) The scale and context of the development proposed is considered to be overbearing and out of keeping with the village of Great Missenden.
- b) Great thought has been given to internal landscaping and soft measures including artwork. However little consideration has been given to the external appearance of the scheme particularly for those travelling from Prestwood and entering the village of Great Missenden. The extent of the development of the site in terms of height would create a solid and stark

vista for those approaching the village from Prestwood rather than the current green vista of trees.

- c) The development can not and should not be considered in isolation. There is a major benefit for the developers in having access through this piece of land to their existing development behind the Old Red Lion in the High Street where 34 dwellings are being built, and which at present only have limited restricted access from the High Street.
- d) The proposed development of 37 residential units along with retail units will inevitably lead to a significant increase in traffic to and from Station Approach. The junction from the station forecourt and service road into Station Approach is already a difficult one to navigate because of visibility from the junction up the hill and over the bridge towards Prestwood as well as due to the routine but unlawful parking of vehicles on Station Approach to the right of this junction. There appears to be no additional traffic management provision for either traffic lights or a roundabout to ease pressure on the junction. The Highways Department are asked to carry out site visit at peak times to ascertain the highways risks of this increase in traffic volumes at this junction and to consider what if any mitigation features can be applied.
- e) No consideration appears to have been given to the possible impact of the development on the structure of the railway bridge which provides the main and an essential road link from the village to the residents or Prestwood and beyond.
- f) The façade and materials that it is proposed to use is far too urban for a village location in an Area of Outstanding Natural Beauty and is out of keeping. It is, by their own admission, based on ideas from station developments at Amersham, a busy commuter town, and Cambridge, a city. Greta Missenden is a small village in the AONB and can not be compared with a city or commuter town.
- g) There are concerns as to whether the parking provision is adequate and complies with national standards. Whilst the developers are of the opinion that residents will be commuters, there appears little or no evidence to support this contention, and even if the residents of the dwelling units do commute for work, because of the lack of amenities within the village for example there is no bank, there is only 1 supermarket and 2 other food supplying retail units within the village, residents would need to travel to shop and for other reasons. There is limited public transport other than by way of the main railway line. If the Planning Authority does determine the application in favour of the developers, they are asked at the minimum to ensure that parking provision for the residential units complies with current national guidelines.
- h) There is no short-term parking provision included within the scheme to support the proposed retail and or commercial units. In addition, the parking for those potentially employed at the railways station and in the proposed retail units is limited to use of the railway station car park where prices are prohibitive for that type of work and designed more for commuters.
- i) There is no apparent or obvious provision of service access for the retail and commercial units for deliveries, other than by restricting the general access to the site and the railways station.
- j) The ecological impact assessment report is considered to be inadequate. It fails to recognise the weaknesses of the policy CS24 which itself is in conflict with the national Planning Framework. There is no metric or timetable provided with the application and therefore it is not possible to provide an adequate baseline measurement score to work from in order to ensure the biodiversity net gain required by way of mitigation for the ecological impact of the development or to provide a net gain for biodiversity. Indeed, there do not appear to be any firm compensatory proposals in the report.
- k) The railway station is as accepted by the developers a gateway to the Chilterns and area of AONB and the Green Belt. Whilst the internal site development has as stated above

landscaping provision the overall appearance of the development from outside is out of keeping with the street scene of a village railway station and High Street

- l) Whilst there has been some consultation by the developers with the Parish Council and other local interest groups which is appreciated the reality is that those consultations appear to have led to limited changes to the design.
- m) In the opinion of the Parish Council any development of this site needs to be either more focused on providing retail and employment opportunities within the village, or if it is to be a mixed development the size and scale needs to be reduced so as to ensure it is less intrusive and visible from outside the site.

7) Correspondence: -

a) The committee noted the email of 24 February from Mike Shires of Buckinghamshire Council the planning authority by way of apology in respect of the error on the part of the case officer in respect of "Chestnut House", Broombar Lane, Great Missenden, Buckinghamshire, HP16 9JD, in advising that the parish council had been notified of an application which had not been provided to the parish council.

b) The committee noted the outcome emails from Buckinghamshire Council on 26, 27, February and 3, 9, 10, 13, 16, 17, 19, 22, 23, and 24, March covering applications previously considered by the planning committee.

c) The committee noted that on 17 March BALC emailed advising that the Buckinghamshire Council planning policy officers would be holding engagement meetings with the parish and town councils in order to provide a brief overview of local plans, update as to the current work programmes and introduce some key issues for the Buckinghamshire Local Plan. The meeting is scheduled for 15 April between 5 and 6.30pm and each parish is invited to send 1 representative. It was agreed that the deputy clerk would check that this event is still proceeding and if so that Councillor Lovegrove would be nominated as the Parish Council's representative.

d) The committee noted that on 18 March Buckinghamshire Council had emailed to advise of the first CIL payment due to GMPC on 28 April 2021 in the sum of £3,134.25 in respect of application PL/19/4318/FA a new dwelling adjacent to 79, High Street Prestwood. The Deputy Clerk indicated the scope for use of CIL payments and Councillor Johnstone suggested that the sums received should be placed in reserves.

e) The committee noted that on 22 March Buckinghamshire Council had emailed to advise that the appeal against the refusal of planning permission for the erection of a carport/double garage and store at 119 Wycombe Road, Prestwood, Bucks, application number PL/20/0743/FA, Appeal Number APP/X0415/D/20/3262752 had been refused.

f) The committee noted that on 8 February Buckinghamshire Planning Authority had advised that the planning application PL/21/0770/FA in respect of Buryfield Car Park, Link Road, Great Missenden Buckinghamshire for a proposed south-eastern turning circle extension to existing car park was to be considered by committee on 6 April at 6.30pm.

8) Matters for information - There were none.

The meeting concluded at 9.12 pm

9. Date of the Next Meeting –TUESDAY 4 May 2021 at 19.30 by zoom unless otherwise.