



GREAT MISSENDEN PARISH COUNCIL

Minutes of a meeting of the Planning Committee
held at 7.30 pm on

Tuesday 1 June 2021 at Memorial Hall Great Missenden, Committee Room.

Present during the meeting:

Councillor I. Lovegrove who was welcomed in his new role as chair of the committee, and councillors C. Baxter, J. Brooke, C. Bunting, L. Cook to whom thanks were offered for her work as chair over the last year, M. Johnstone, V. Marshall, and R. Pusey.

Also in attendance were 8 local residents, 5 in connection with the application at 8 on the list in respect of "Arkis farm" Aylesbury Road Great Missenden, and 3 in respect of the application 6 on the list land adjacent to Hampden Farm Barn, Greenlands Lane, Prestwood.

1) Apologies: Were received from Councillors Humphreys and Rhodes

2) Declarations of Interest: there were none.

3) Minutes: It was agreed by all that the minutes of the meeting held on Tuesday 4 May should be signed as a correct record by Councillor Cook, and the minutes were signed.

4) Matters arising:

a) The committee noted that the draft letter circulated to council on 12 April for consideration and approval covering i) the issue of the potential development on the Wycombe Road in Prestwood, ii) issues with regard to the planning portal and its availability and iii) issues with regard to the planning application for Buryfield and the Great Missenden Combined School PL/21/0770/FA had been sent to Mike Shires at Buckinghamshire Council on 10 May both electronically and by hand as a hard copy and that no response had been received.

b) The committee noted that on 19 May Buckinghamshire Council had acknowledged receipt of the representations submitted by GMPC in respect of the planning matters considered at the meetings of 4 and 17 May.

c) The committee noted that attempts had been made to book Councillors Pusey, Baxter and Johnstone on to the NALC training on the Government White paper on planning but unfortunately that the course is currently full. NALC will advise if there are any cancellations but, in the meantime, it has been suggested that the council could purchase an online version to be watched by councillors.

5) Public Forum: There were 8 members of the public present during the meeting. Representations having been received during the course of the afternoon of 1 June from 2 of those present, copies of which were available for the planning committee to consider. No other 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) "West Hyde House", London Road, Little Kingshill, Buckinghamshire, HP16 0DE **PL/21/1573/FA.**
Detached car port with accommodation in roof space

The committee had no objection to this proposed development but would ask the planning authority to impose a condition that the development if granted should be subject to a condition restricting it to being ancillary to the main dwelling.

2) "The Garth, Marriotts Avenue, South Heath, Buckinghamshire, HP16 9QN.
PL/21/1361/FA

Erection of a 2 bay detached timber framed car port with enclosed store.
The committee had no objection to this proposed development.

3) "Wistow", Blacksmith Lane, Prestwood, Buckinghamshire, HP16 0NP. PL/21/1618/FA.
Garage conversion to habitable space, raising height of flat roof to front elevation, additional window to side elevation, internal alterations to existing porch.

The committee had no objection to this proposed development subject to the planning authority being satisfied that the loss of the garage and other works would leave sufficient parking space on site to meet national requirements.

4) "Tara", Copes Road, Great Kingshill, Buckinghamshire, HP15 6JE. PL/21/1628/FA.

First floor front/side extension over existing garage, single storey rear infill extension, new pitched roof with roof lights over existing rear extension combined with new extension, single storey front extension to form porch.

The committee had no objection to this proposed development.

5) "Shirley" 10 Whitefield Lane, Great Missenden, Buckinghamshire, HP16 0BP.
PL/21/1827/FA.

Part single/part 2 storey side extension, removal of existing garage, new driveway with entrance gates, porch canopy, changes to fenestration and landscaping.

The committee had no objection to this proposed development but would suggest that this should be subject to a commitment that no trees should be lost as a result of the development, or that if any trees are lost adequate replacement tree planting is a condition of the permission.

6) "Honor Cottage" 15, Barley View, Prestwood, Buckinghamshire, HP16 9BW.
PL/21/1814/FA.

Single storey side and rear extension.

The committee had no objection to this proposed development.

7) "Leiron", 34, Kings Lane, South Heath, Buckinghamshire, HP16 0QY. PL/21/1853/TP.

T1 Tulip tree- crown reduction by 30% (TPO/1980/002)

The committee had no objection to this proposed development.

8) Land to r/o Nags Head Public House, Nags Head Meadow, Nags Head Lane, Great Missenden, Buckinghamshire, HP16 0EP. PL/21/1767/FA.

New vehicular access and gate.

The committee had some concerns as to the intention behind the application but took the view that there were no planning objections to this proposed development.

9) "Dom" 38 Chequers Lane, Prestwood, Buckinghamshire, HP16 9DR.

PL/21/1933/PAHAS.

Prior approval for proposed enlargement of a home by construction of additional storeys (Schedule 2, part 1, Class AA) Height increase 1.9 metres. Additional storey to bungalow. Councillor Pusey referred to the fact that this was the first application of this type that had come before the committee, which was confirmed by the deputy clerk. Councillor Pusey suggested that this was permitted development under recent planning relaxations by government.

After discussion, the committee had no objection to this proposed development.

10) "Michaelmas Croft", Grimms Hill, Great Missenden, Buckinghamshire, HP16 9BG.

PL/21/1879/FA.

Erection of greenhouse to the rear garden.

The committee had no objection to this proposed development.

11) "Hollin", 2 Green Park, Prestwood, Buckinghamshire, HP16 0PZ. PL/21/1783/SA.

Certificate of lawfulness for proposed single storey rear extension, part conversion of garage to living space and changes to windows and doors.

The committee had no objection to this proposed development subject to the planning authority being satisfied that the loss of part of the garage and other works would leave sufficient parking space on site to meet national requirements.

12) "Morningside" Kiln Road, Prestwood, Buckinghamshire, HP16 9DH. PL/21/1947/FA.

Single storey front extension.

The committee had no objection to this proposed development.

13) 114, High Street, Great Missenden, Buckinghamshire, HP16 0BG. PL/21/1775/FA.

Loft conversion with front and rear dormer windows, 2 front and 1 rear roof light.

The committee had no objection to this proposed development subject to the planning authority being satisfied that there would be sufficient parking space on site to meet national requirements for the size of the property as developed.

14) "Tanglewood" 4, The Glebe, Prestwood, Buckinghamshire, HP16 9DN.

PL/21/1816/FA.

Demolition of existing detached single storey side garage and erection of 2 storey side extension, new front porch, and changes to rear doors.

The committee had no objection to this proposed development subject to the planning authority being satisfied that the loss of part of the garage and other works would leave sufficient parking space on site to meet national requirements.

15) 11 Upper Hollis, Great Missenden, Buckinghamshire, HP16 9HP. PL/21/1764/NMA.

Non-Material Amendment for planning permission PL/20/1390/FA (Insertion of front dormer, changes to doors and windows, render and timber cladding over existing brick and panelling. Demolition of garage and erection of replacement garage.) to allow for increase in

size of front dormer window, retention of existing brick on side elevation, changes to side windows, changes to rear doors.

The committee had no objection to this proposed development but noted that no notice of this application had been received and that it had been determined on 21 May.

16) "Buckingham House", 77 High Street, Great Missenden, Buckinghamshire, HP16 0AL. PL/21/1831/CONDA.

Approval of condition 8 (Insulation) of planning permission PL/19/2716/HB (Listed building consent for single storey rear extension following removal of existing outbuildings, roof extension to central area of house, replacement of rear door and window, internal alterations.)

The committee had no objection to this proposed development.

17) 49, Clare Road Prestwood, Buckinghamshire, HP16 0NU. PL/21/1897/SA.

Certificate of Lawfulness for proposed extension to existing vehicular access.

The committee had no objection to this proposed development.

18) 75, High Street, Prestwood, Buckinghamshire, HP16 9EJ. PL/21/2048/FA.

Single storey rear extension following demolition of existing conservatory.

The committee had no objection to this proposed development.

19) "Peppers House", 119 Wycombe Road, Prestwood, Buckinghamshire. HP16 0HN. PL/21/1981/FA.

Detached carport/garage

Having not opposed the previous similar application PL/20/0743/FA which had been refused by the planning authority on 18 August 2020, the committee had no objection to this proposed development.

20) "The Briars", Stag Lane, Great Kingshill, Buckinghamshire, HP15 6EW. PL/21/1986/FA.

Roof alterations to provide additional accommodation including 2 side dormer windows and 3 side roof lights.

The committee had no objection to this proposed development subject to the planning authority being satisfied that there would be sufficient parking space on site to meet national requirements for the size of the property as developed.

21) "Rackmere", Village Road, Ballinger, Buckinghamshire, HP16 9LQ. PL/21/2072/NMA.

Non-Material Amendment to planning permission PL/20/3093/FA (Change of use of existing garage to provide ancillary accommodation and new pitched roof; Change of use to 3 no. stables to games room and garden store/office.) to allow for the replacement of the games room roof covering from felt shingle to handmade clay tiles to match the main house.

The committee had no objection to this proposed development.

6b) Objections:

1)"Kimba Farm Stud, Moat Lane, Prestwood, Buckinghamshire, HP16 9BT. PL/21/1722/FA.

Erection of covered manege (Retrospective)

The committee noted that this application followed an application under reference PL/20/4379/FA that the parish council opposed, and which was refused by the planning authority on 11 March 2021. This in turn followed a referral of the structure as an enforcement issue by the parish council to the planning authority the structure not having been granted planning permission.

The current application appears to simply change the colour and materials of the structure proposed and therefore the parish council determined to oppose the application on the following grounds: -

- a) It is noted that the original change of use from agricultural to equestrian was obtained retrospectively and that in other words planning permission was not sought in a timely fashion. It is noted that this too is a retrospective application taken only some time after the erection of the building, and after contact from the planning enforcement team.
- b) The committee are not clear that each and every building on the site is permitted and in view of the above observations would ask the planning authority to check the planning status of all buildings on the site.
- c) The manège is located both within the Green Belt and an Area of Outstanding Natural Beauty where the presumption is that building development is not appropriate. If it is permitted it must be sympathetic to its surroundings. This building is not. It is clearly visible from a considerable distance and is obtrusive to the vista and view of open countryside.
- d) As such the design and appearance is considered to be inappropriate for the location.
- e) In addition, the planning authority are asked to ascertain that all other buildings on this site have the necessary planning consent.

2) Land adjacent to “Hampden Farm Barn”, Greenlands Lane, Prestwood, Buckinghamshire, HP16 9QX.

PL/21/1676/OA. Outline application for the erection of 12 dwellings including 5 affordable homes and the conversion of stables block to provide 1 further dwelling. Access to be considered.

The deputy clerk advised that a letter had been written to the planning authority asking for this matter to be called in and for an extension of time in which to comment and had been advised that comments would be accepted up until the end of June.

The applicants had submitted a letter to their neighbours on 13 April advising of intention to apply for planning permission on their field.

The committee was aware that this application has already been circulated and discussed at some length and of a growing campaign of Prestwood residents against this development and it may well be that the public forum is a busy one.

Representations were made by 1 of the 3 local residents who had attended to address this application and who oppose it.

The committee determined that it would oppose the application on the following grounds:-

- a) This would be a significant development within an Area of Outstanding Natural Beauty
- b) This would be a significant development within the Green Belt and that there are no extraordinary reasons to justify such a development within the green belt. In addition, permitting this development would set a precedent which could lead to the loss of further areas of green belt around the village of Prestwood.

- c) The proposed development would have a significant impact on Lodge and Pepper Woods, and as such would lead to the loss of ecological habitats with the consequence of a loss of wildlife and potential loss of trees.
- d) The development would appear to impact upon a public right of way.
- e) The design and appearance of the proposed development is out of keeping with the other properties within this road and therefore not in keeping with the street scene.
- f) The layout and density of the proposed scheme is inappropriate. It is out of keeping with the other properties within the area and in particular within the road and would place a considerable strain on the immediate infrastructure.
- g) The access onto a limited width highway is not considered to be safe bearing in mind the extent of additional traffic that is likely to be generated by a development of this size and scale.
- h) There have been flooding issues along the road in the vicinity of this property and therefore the substantial additional build would be likely to increase the risks of flooding.

**3) "Arkis Farm", Aylesbury Road, Great Missenden, Buckinghamshire, HP16 9LS.
PL/21/1737/FA.**

Change of use to agricultural and dog exercising (Use Class: Sui Generis)

Representations were made by 1 of the 5 local residents who had attended to address this application and who oppose it. Those representations expanded on the written representations submitted on the afternoon of the meeting.

The committee agreed that it opposed the application on the following grounds: -

- a) This would amount to a significant development within an Area of Outstanding Natural Beauty
- b) This would be a significant development within the Green Belt and that there are no extraordinary reasons to justify such a development within the green belt.
- c) This appears to be a proposed extension of what appears to be a change of use that does not appear to have received planning permission and therefore an attempt to legitimise an unauthorised use.
- d) There are concerns as to the design and appearance of the scheme. There are already a number of structures on the land in question associated with the business which do not appear to have any planning permission including shipping containers, portalooos and caravans.
- e) The parish council has concerns as to access and highways safety. Access to the site is by way of as private road, which is not designed for the volume of traffic generated by the existing business let alone any expansion of that business. The access on to the highway has restricted visibility. In addition, the extended use of this private access way would have an impact and lead to an increased loss of privacy for any residents in the property which is in effect the gatehouse.
- f) The parish council has concerns that the volume of traffic that would be generated by the proposed development would create issues for the other users of the right of way and put undue pressure on the access on to the highway. It is simply not designed for the volume of traffic that might be expected for a development of this scale.

- g) It would appear that the development proposed would result in the loss of trees that may well be the subject of Tree Preservation Orders.
- h) There are concerns on the part of nearby residents which the parish council share, that an increase in the volume of business on this site would create additional noise factors and disturbance. This is an area of the green belt, and already there is disturbance for local residents by the persistent sound of dogs barking. An increase in business, particularly if it led to overnight use would increase that disturbance for neighbours. It is understood that noise abatement issues have already been raised in respect of this location.
- i) The presence of this business in its existing form let alone an extended form as proposed has an impact on nearby listed buildings in particular Cottage Farm,
- j) It is understood that local residents are submitting their own representations incorporating photographs that show the before and after of the existing business.
- k) Finally, the planning authority are requested to investigate the legitimacy of the existing business, bearing in mind that the land appears to be designated as agricultural and there appears to be no evidence of any permission to change that use to allow for use for dog exercising.

7) Correspondence: -

- a) The committee noted the outcome emails from Buckinghamshire Council on Buckinghamshire Council on 1, 5, 7,8,11, 14,15,18,21, 22, 23, 25 May covering applications previously considered by the planning committee and expressed disappointment at the planning authority's failure to notify planning applications in a timely fashion, and failure to correctly record representations submitted on applications by the parish council.
- b) Further to the enquiry made of Bucks Council Planning department concerning a possible development on land on the Wycombe Road shortly passed the turning to Peterley this being on the Wycombe bound carriageway, Councillors Rhodes and Marshall emailed concerns regarding a possible development on the opposite side of the road in close proximity to this alleged development. The committee discussed this and agreed that representations concerning this possible development should be submitted to the planning authority.
- c) The committee noted the representations of Councillor Rhodes in respect of the proposed Great Missenden Railways Station development.
- d) The committee noted with concern that on 3 May two local residents enquired as to the position of GMPC in respect of the appeal against refusal of planning permission PL/20/1026/FA in respect of land at the rear of 82 High Street, Great Missenden and that it transpired that no notice of that appeal had been served upon the parish council as it should have been by the planning authority. the committee determined to write and raise this issue with the planning authority but that no additional representations were required to be sent to the planning inspectorate.
- e) The committee noted that on 4 May Bucks Council had sent through a Planning and Environment update newsletter.
- f) The committee noted the ongoing correspondence between Councillor Rhodes and the CIL officer at Buckinghamshire Council with regard to the apparent outstanding

CIL payments for the development at “Chestnut House” in Broombarn Lane, Great Missenden, and that a freedom of information request had been made.

- g) The committee noted the various pieces of correspondence with regard to the Greenlands Lane development, and with regard to “Chestnut House” Broombarn Lane.
- h) The committee noted that on 25 May confirmation had been received from the planning inspectorate that the appeal APP/X0415/W/20/3265871 in respect of planning application PL/20/3084/FA regarding Holly Hatch Cottage Nags Head Lane and the proposed conversion of the studio to a dwelling had been dismissed. The parish council had opposed the original application.

8. Matters for information. There were none.

The meeting concluded at 9.30 pm with thanks to the deputy clerk for his work for the planning committee over the last 3 and a half years.

9. Date of the Next Meeting –Monday 5 July 2021, Great Missenden Memorial Hall, Committee Room.