



GREAT MISSENDEN PARISH COUNCIL

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

Tuesday 5 July 2021 at Memorial Hall Great Missenden, Committee Room.

Present during the meeting:

Present at the meeting: Councillor I. Lovegrove, chair of the committee, and councillors J. Brooke, L. Cook, V. Marshall, S. Rhodes and R. Pusey.

Present on Zoom: C. Bunting and M. Johnstone.

1) Apologies: were received from Councillors Humphreys and Baxter.

2) Declarations of Interest: Councillor S. Rhodes declared an interest in planning application **PL/21/2358/NMA**. (14)

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

4) Matters arising:

a) On 11 June Buckinghamshire Council acknowledged receipt of the representations submitted by GMPC in respect of the planning matters considered at the meetings of 1 and 7 June which had been referred to enforcement.

b) Following the meeting on 1 June as agreed at the meeting the deputy clerk e-mailed a note (copied to councillors on the committee) of the committees views and some advice to the representative of the group who had attended to oppose the planning application in respect of land adjacent to "Hampden Farm Barn", Greenlands Lane, Prestwood, Buckinghamshire, HP16 9QX, reference PL/21/1676/OA. The Committee hoped to send up a drone to assess the Barn which was hidden from Wycombe Road and the path on Greenlands Lane would be assessed in October. PL/21/1676/OA is an Agenda item, planning applications, 6) 21).

c) Following the meeting on 1 June as agreed at the meeting the deputy clerk e-mailed a note (copied to councillors on the committee) of the committees views and some advice to the representative of the group who had attended to oppose the planning application in respect of "Arkis Farm", Aylesbury Road, Great Missenden, Buckinghamshire, HP16 9LS, reference PL/21/1737/FA. 7 July 2021 Decided and Refused Permission.

d) Following the meeting on 1 June as agreed at the meeting the deputy clerk e-mailed a note to the residents who had advised of an appeal APP/X0415/W/21/3270149 against the refusal of planning permission PL/20/1026/FA in respect of land at the rear of 82, High Street, Great Missenden. The deputy clerk indicated that the planning committee were content to rely on their original objections to the planning application, which the planning authority should have submitted direct to the planning inspectorate. The Committee noted update today by email that APPEAL (XO415) ALLOWED on 30 June.

e) On 11 June an email was sent to planning enforcement at Buckinghamshire Council with regard to the potential developments on the Wycombe Road in Prestwood. A response has been received requesting that these potential issues are logged on the website which has been done. This was noted as completed.

f) On 11 June an email was sent to Mike Shires at Buckinghamshire Council planning with regard to the issue of the missing notice of appeal APP/X0415/W/21/3270149 in respect of planning application PL/20/1026/FA, along with other issues as to non-notification of applications, and the failure to note representations that had been submitted to the planning authority. A response has been received indicating that a member of the planning admin team is to look into these issues.

g) On 11 June an email was sent to Keith Musgrave, tree officer at Buckinghamshire Council planning asking if a list of all trees subject to TPOs within the Great Missenden Parish could be made available to the parish council. Keith Musgrove has sent us a list of Buckinghamshire's TPOs which gives brief details. Val Marshall has seen the list.

5) Public Forum: Written representation was made by a member of the public and correspondence was made available to the Committee and referred to planning application 6)b))4) PL/21/2143/FA to build a house next to the pond at Idaho Cottage, Wycombe Road.

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) 19, Tetherdown, Prestwood, Buckinghamshire, HP16 0RY

Certificate of lawfulness – proposed. Single storey side extension, part attached garage conversion, changes to windows and doors. **PL/21/2020/SA.**

The committee had no objection to this proposed development but would ask the planning authority to closely consider whether the vision splays and off street parking spaces are sufficient to allow safe vehicular ingress and egress, in forward gear along with safe manoeuvring within the site. This should be considered in the context and location of the dwelling and amenity of neighbours and/or highway users.

2) 21 Honorwood Close, Prestwood, Buckinghamshire, HP16 9HJ.

Single storey rear extension and bay window **PL/21/2120/FA.**

The committee had no objection to this proposed development.

3) 48 Winslow Field, Great Missenden, Buckinghamshire, HP16 9AR.

Single storey rear extension **PL/21/2156/FA**

The committee had no objection to this proposed development.

4) Dale House, 4 Chiltern Manor Park, Great Missenden, Buckinghamshire, HP16 9BL

Works to trees subject to Tree Preservation Order (TPO) Thuja T1 – Fell, Conifer T2, T3 &T4

Fell (TPO/1986/044)

PL/21/2213/TP

The committee had no objection to felling of confers.

5) Ballinger House, Village Road, Ballinger, Buckinghamshire, HP16 9LQ

Certificate of Lawfulness for proposed single storey rear extension

PL/21/2130/SA

GMPC does not object to this large proposed extension.

6) Acorns, Nairdwood Lane, Prestwood, Great Missenden, Buckinghamshire, HP16 0QQ

Front porch extension

PL/21/2210/FA

The committee had no objection to this proposed development.

7) Mendip, Village Road, Ballinger, Buckinghamshire, HP16 9LQ

Erection of a hip roof to the garage and the porch.

PL/21/2195/FA

The committee had no objection to this proposed development.

8) Elm Lodge, Moat Lane, Prestwood, Great Missenden, Buckinghamshire, HP16 9BT

Removal of two chimneys and rear porch. Single storey front extension, addition of 2 front dormers windows and 4 rear rooflights, part garage conversion, changes/additions to existing windows, doors and rooflights, installation of solar panels on rear roof and landscape works.

PL/21/2096/FA

The Committee will not object to this proposed development although a expressed a concern that the windows on the gable end were not obscured glass.

9) 3 Augustine Mews, Great Missenden, Buckinghamshire, HP16 0AS

Single storey rear extension

PL/21/2116/FA

The committee had no objection to this proposed development.

10) Woodview, Trafford Road, Great Missenden, Buckinghamshire HP16 0BT

Single storey rear/side extension, first floor side extension and garage conversion.

PL/21/2167/FA

The Committee does not object to this development of site however have concerns about parking conditions and ask that Bucks Council closely consider whether the vision splays and off street parking spaces are sufficient to allow safe vehicular ingress and egress, in forward gear along with safe manoeuvring within the site. This should be considered in the context and location of the dwelling and amenity of neighbours and/or highway users.

11) Mayhill, 30 Upper Hollis, Great Missenden, HP16 9HP

First floor side extension, garage conversion, front porch, installation of solar panels and changes to window and doors.

PL/21/2222/FA

The committee had no objection to extension of the house but feels that we should ask Bucks Council to ensure that this proposal for property and landscape does not harm existing amenity value eg privacy of other properties by removing existing hedges. GMPC has additional concerns regarding the following:

The Committee had not objected in the past. However, we would ask that the Bucks Council closely consider whether the vision splays and off street parking spaces are sufficient to allow safe vehicular ingress and egress, in forward gear along with safe manoeuvring within the site. This should be considered in the context and location of the dwelling and amenity of neighbours and/or highway users.

12) Dom, 38 Chequers Lane, Prestwood, Buckinghamshire, HP16 9DR

Notification under The Town and Country Planning (General Permitted Development) Order 2015, Amendment to Part 1 of Schedule 2 Class AA for additional storey to existing dwelling house (maximum height increase 2.5 Metres) **PL/21/1933/PAHAS**

The Committee had not objected in the past. However, we would ask that the Bucks Council closely consider whether the vision splays and off street parking spaces are sufficient to allow safe vehicular ingress and egress, in forward gear along with safe manoeuvring within the site. This should be considered in the context and location of the dwelling and amenity of neighbours and/or highway users.

13) 3 Fairfields, Great Kingshill, Buckinghamshire, HP15 6EP

Notification under the Town and Country Planning (General Permitted Development) Order 2015, Part 1 of Schedule 2 Class A for: single storey rear extension (depth extending from the original rear wall of 3.6 metres, Maximum height 3.65 metres, eaves height 2.57 metres).

Reference:

PL/21/2270/PNE

The committee had no objection to this proposed development.

14) Dapple Grey, Broomfield Close, Great Missenden, Buckinghamshire, HP16 9HX

Non Material Amendment to planning permission PL/19/3944/FA (Demolition of Conservatory and construction of single storey rear extension) to allow for alterations to external materials. **PL/21/2358/NMA.**

The committee had no objection to this proposed development.
Councillor Rhodes had made interest known.

15) 9 Chiltern Manor Park Great Missenden Buckinghamshire HP16 9BL

Beech x2 - Crown reduce by 30% (TPO/1968/044) **PL/21/1957/TP**

The committee had no objection to this proposed development.

16) Chiltern House Nairdwood Lane Prestwood Buckinghamshire HP16 0QQ

Single storey rear conservatory **PL/21/2383/FA**

The committee had no objection to this proposed development.

17) Bridge House 39 Station Approach Great Missenden Buckinghamshire HP16 9AZ

Beech trees x2 - Crown reduction of approximately 6' - 8'. Crown thinning where appropriate (Great Missenden Conservation Area) **PL/21/2446/KA**

The committee had no objection to these tree works.

18) 69-71 Church Street Great Missenden Buckinghamshire HP16 0AZ

Prior Notification under Class O of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 - Change of Use from office (Use Class B1(a)) to one residential unit (Use Class C3) **PL/21/2326/PNO.**

The committee had no objection to this proposed development.

6b) Objections

1) "Astons House", 24 Wycombe Road, Prestwood, Buckinghamshire, HP16 0PJ.

Certificate of lawfulness for proposed demolition of existing derelict outbuilding and replacement with new outbuilding providing a garden room and studio space.

PL/21/2087/SA.

The GMPC has objected on multiple grounds and representations of a) and b) remain the same.

a) It is not clear what the intended use is- if it is intended to be office accommodation as seems possible from the plans, presumably the appropriate course of action would be for an application for change of use. As the property is within the AONB such an application would not be supported by the Parish Council.

b) If the intention is to use the building as ancillary accommodation to the main property the Parish Councils view is that in principle it would still oppose the replacement of the existing building on the grounds that the increase in roof height and overall size is such that the building would be overbearing. However in the event that the planning authority determines that in principle planning permission would be granted the Parish Council would suggest that any permission is:-

i) Subject to the planning authority being satisfied that there is sufficient on-site parking to allow for the increase in habitable accommodation within the curtilage of the property;

ii) Subject to a condition to ensure that the existing garage will remain as available parking and not be converted into accommodation; and

iii) Subject to a condition that the annexe should only be permitted to be used as accommodation ancillary to the main dwelling on the plot, and not as a separate dwelling.

c) GMPC would want given an ecological sensitivity survey of the site as within 60 metres of Pond at Idaho cottage, a full Biodiversity Enhancement Strategy using an approved biodiversity metric model such as DEFRA v2.0 model, is requested to satisfy requirements.

d) Establish and affirm if wood flue location meets all legal requirements for outbuildings.

2) "Ballinger Grove", Village Road, Ballinger, Buckinghamshire, HP16 9LQ.

Change of use of land to residential and conversion of barn involving changes to doors, windows and external materials, to form ancillary living space

PL/21/1256/FA

GMPC continues to object on the basis of change of use of land and to any potential expanded residential use and the change of agricultural land to garden is seen as an adverse impact. See below original details:

This is an amended application to more correctly reflect the boundary the original application was considered at the May meeting and the representations are shown on the website as:-

The Parish Council do not oppose the change of use and conversion of the barn to provide additional leisure facilities as long as it is conditional on this being ancillary to the main dwelling on site, and not the precursor for an application for subdivision of the plot.

However the Parish Council fails to see the justification for the conversion of 3 acres of farmland to garden. Would such a conversion have consequences as to increasing the potential for future development on this plot which is in the Green Belt and AONB?

3) 31 Green Park, Prestwood, Great Missenden, Buckinghamshire, HP16 0PZ

Demolition of garage, part single/part two storey front and side extensions, single storey rear extension and change of rear first floor windows to doors with Juliet balconies.

PL/21/2212/FA

The committee object to the application on the basis of over development of the plot and parking and would ask that the Bucks Council closely consider whether the vision splays and off street parking spaces are sufficient to allow safe vehicular ingress and egress in forward gear along with safe manoeuvring within the site. This should be considered in the context and location of the dwelling and amenity of neighbours and/or highway users. The NPPF para. 105 and 'Buckinghamshire Countywide Parking Guidance' September 2015 should be used as reference and guidance in this regard and not the 30 year old and now irrelevant TR16. GMPC thinks the Application will fail these tests

4) Land Adjacent To Idaho Cottage 36 Wycombe Road Prestwood Buckinghamshire HP16

0PJ - Erection of a new dwelling and detached garage.

PL/21/2143/FA

The committee objected to this proposed development.

There is a manmade pond and greater crested newts.

Given the ecological sensitivity of the site, a full Biodiversity Enhancement Strategy, using an approved biodiversity metric model such as the DEFRA v2.0 model, is requested in order to satisfy the requirements of para 174,175 &177of the framework and in order to protect and enhance the biodiversity and geodiversity of the site.

5) Garden Court Broomfield Hill Great Missenden Buckinghamshire HP16 9HT

Demolition of rear single storey part of the building and erection of part two/part single storey rear extension, front attached garage with solar panels on roof, front porch, rear rooflight, changes to windows and decking to rear with associated landscaping

PL/21/2271/FA

The Committee object because of the adverse impact on neighbouring properties and the undoubted loss of privacy for both neighbouring properties, resulting primarily from the proposed oversized balcony, and further amplified by local topography and gradients. Objections also relate to parking: and the apparent compromise to the in/out driveway.

6) Land Adjacent To Hampden Farm Barn Greenlands Lane Prestwood Buckinghamshire HP16

9QX - Outline application for the erection of 12 dwellings including 5 affordable homes, and the conversion of stables block to provide a further 1 dwelling. Matter to be considered at this stage: access.

PL/21/1676/OA.

All objections remain the same and reiterated.

The GMPC on 7 June submitted observations:

The council 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. 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.

The committee feel that the conversion of a grass verge to a footpath creates a loss of ecological habit.

It was agreed that Catherine Bunting would speak at the Bucks Planning Committee.

7) Correspondence: -

The committee noted the outcome emails from Buckinghamshire Council and expressed disappointment with ii) outcome referencing net biodiversity impact and street scene.

a) Buckinghamshire Council on 28 June have submitted a series of outcomes of planning applications that cover:-

i) Cherry Trees Broombar Lane Great Missenden Buckinghamshire HP16 9JD

Two storey front extension, part single / part two storey side extension and single storey rear extension. Raising of roof ridge height to create first floor accommodation, changes to windows and doors and front porch canopy.

PL/20/2131/FA – **Decision Withdrawn**

ii) Chestnut House Broombar Lane Great Missenden Buckinghamshire HP16 9JD

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.)

PL/20/4250/CONDA – **Conditional Acceptance**

iii) Brynawel 27 Upper Hollis Great Missenden Buckinghamshire HP16 9H

Variation of conditions 2 (Materials) and 6 (Approved Plans) of planning permission

PL/20/3764/FA (Two storey side/ front extension, single storey rear extension, front porch canopy and new detached double garage.) to allow for changes to materials

Ref. No: PL/21/0650/VRC – **Conditional Permission**

iv) 28 Nairdwood Close Prestwood Great Missenden Buckinghamshire HP16 0QN

Single storey rear extension, side car port and alterations to roof over existing garages, change to front window

Ref. No: PL/21/0841/FA- **Conditional Permission**

v) 24 Clare Road Prestwood Great Missenden Buckinghamshire HP16 0NR

Single storey rear extension and front porch -

Ref. No: PL/21/1317/FA – **Conditional Permission**

vi) The Garth Marriotts Avenue South Heath Buckinghamshire HP16 9QN

Erection of a two bay detached timber framed car port with enclosed store

Ref. No: PL/21/1361/FA – **Conditional Permission**

vii) 20 Clare Road Prestwood Great Missenden Buckinghamshire HP16 0NR

Certificate of Lawfulness for proposed vehicular access

Ref. No: PL/21/1372/SA - **Decided**

viii) 10 Chiltern Manor Park Great Missenden Buckinghamshire HP16 9BL

Part two, part first floor side/rear extension and replacement of white cladding with composite black wood grain effect.

Ref. No: PL/21/1489/FA - **Conditional Permission**

ix) West Hyde House London Road Little Kingshill Great Missenden Buckinghamshire HP16 ODE

Detached carport with accommodation in the roof space.

Ref. No: PL/21/1573/FA - - **Conditional Permission**

x) Wistow 33 Blacksmith Lane Prestwood Buckinghamshire HP16 0NP

Garage conversion to habitable space, raising height of flat roof to front elevation, additional window to side elevation, internal alterations to existing porch.

Ref. No: PL/21/1618/FA - **Conditional Permission**

xi) Holly Cottage Ballinger Road South Heath Great Missenden Buckinghamshire HP16 9QH

Approval of conditions 3 (External Materials) & 4 (Soil Testing) of planning permission

PL/20/0842/FA (Erection of three dwellings each with a garage and an amenity space.

Demolition of existing garage and replacement with a new garage to rear of Holly Cottage.

New vehicular access to be obtained from the construction of a private drive connecting to Ballinger Road via the existing driveway serving Holly Cottage.)

Ref. No: PL/21/1627/CONDA – **Condition accepted**

xii) Tara Copes Road Great Kingshill Buckinghamshire HP15 6JE

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.

Ref. No: PL/21/1628/FA - **Conditional Permission**

xiii) Hollin 2 Green Park Prestwood Buckinghamshire HP16 0PZ

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

Ref. No: PL/21/1783/SA

xiv) Honor Cottage 15 Barley View Prestwood Buckinghamshire HP16 9BW

Single storey side and rear extension

Ref. No: PL/21/1814/FA- **Conditional Permission**

xv) Racksmere Village Road Ballinger Buckinghamshire HP16 9LQ

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.

Ref. No: PL/21/2072/NMA - **Conditional Permission**

Xvi) Land at The Rear Of The Old Red Lion High Street Great Missenden Buckinghamshire HP16 0AN

Approval of condition 14 (Part A) 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.) Ref. No:

PL/21/1378/CONDA - **Condition: Accepted |**

8. Matters for information. There were none.

The meeting concluded at 9.10 pm.

9. Date of the Next Meeting –Monday 2 August 2021, Great Missenden Memorial Hall, Committee Room.