



# GREAT MISSENDEN PARISH COUNCIL

## Minutes of a meeting of the Planning Committee Meeting

Held at 7.30 pm on

Monday 2 August 2021 at Memorial Hall, Committee Room

### Present during the meeting:

Present at the meeting: Councillor I. Lovegrove, chair,  
Cllrs J. Brooke, V. Marshall, S. Rhodes, R. Pusey, C. Bunting, M Johnstone and  
S. Humphreys.

**1. Apologies:** were received from Councillors Pither, Cook and Baxter.

**2. Declarations of Interest:** None.

**3. Minutes:** It was agreed by all that the minutes of the meeting held on Monday 5 July 2021 should be signed as a correct record by Councillor Lovegrove, and the minutes were signed.

### 4. Matters arising

a) Buckinghamshire Council's acknowledgement of the Parish representations noted.

b) "Hampden Farm Barn", Greenlands Lane, Prestwood, HP16 9QX, reference PL/21/1676/OA. The Parish has reiterated objections and would watch this application closely.

c) Following the meeting on 5 July, on 7 July the Parish Office received Appeal **Dismissal** notification for APP/X0415/W/21/326390 started on 27 April for Mulberry Lodge, 64A Wycombe Road Prestwood HP16 OPQ. Proposed detached dwelling and garage, subdivision of garden. The dismissal was noted.

d) **Peterley Wood Farm**, Peterley Lane, Prestwood HP16 OHN (**Ref: PL/20/3487/FA**) back in November 2020. On 23 July we received notification that the application will be considered by the East Area Planning Committee on 3 August 2021. A email sent to Bucks Council reiterating our continued concerns about the revised plans and saying that GMPC will not attend. The email was acknowledged. The Parish will monitor for correspondence from East Area Planning Committee following the meeting on 3 August.

e) **Great Missenden Garage** (Wicks Garage) Rignall Road Great Missenden HP16 9AW (Ref: PL/20/2075/FA)). The Parish Council on 7 November 2017 recommended removal from the brown field register on the basis that the site should remain as it is in commercial use and currently provides a valued service and employment to the local area. It is unknown whether Bucks Council did as requested? Councillor Peter Martin has 'called in' the planning application and we wait on further correspondence. The notification of the planning application 29/7/21 had fallen between Planning Committee meetings but timely action was taken before the expiry deadline 3 August. (The Parish Council service standard revolves around bi/weekly planning application notices and there is a cut off for the Planning Committee Agenda to be sent out. Technically the Agenda cut off is 3 working days before the Committee meeting to give time for member's consideration of matters on the Agenda. Any planning applications that fall after that cut off will be issued 2 days before the meeting and the clerk and committee members will be vigilant for multi-unit application and areas of concern to parishioners.)

f) Councillor Bunting reported to the committee having noted that Bucks Council did have a range of problems from recruitment to sickness and that Covid and working remotely had impacted the planning

process as had surging applications from householder who were home and making more applications. The Council were apologetic but improvements and earlier notifications in the short term would be a slow process.

g) A note is made on the Agenda to remind planning committee members to blind copy on emails personal email addresses or to use a councillor specific email address and to keep messages within Committee members, as requested councillor Lovegrove. Cllr Lovegrove reiterated his request to refrain from open emails and to use blind copy even within the committee. Cllr Lovegrove reported that he had as a consequence received distracting phone calls from other lobbying stakeholders every other day as had other members. He called for emails to be sent only to planning committee members and to exclude other Parish councillors; apart from Anne Hewitt and Karen Pither.

g) Noted on the Agenda is the receipt of the new NPPF 2021. Here is the link:

<https://www.gov.uk/guidance/national-planning-policy-framework>

## 5. Public Forum

At the time of drafting the agenda no representations from the public have been received and nor has anyone given an indication of an intention to attend the planning committee meeting.

## 6. Planning Applications –

**Summary of Applications for Great Missenden Parish validated and up to date as at midday on Wednesday, 25 July 2021 as set out below.**

For further details of planning applications please go to the website for Buckinghamshire Council planning service for Chiltern and South Bucks Area email address [planning.csb@buckinghamshire.gov.uk](mailto:planning.csb@buckinghamshire.gov.uk) Determinations to be accessed on line at the meeting if requested.

- 1) **Oakhurst Chiltern Road Ballinger Great Missenden Bucks HP16 9L**  
Construction of detached outbuilding to rear of existing dwelling (Householder)  
**Reference: PL/21/2461/FA.**  
The Committee had no objection.
  
- 2) **Land at The Rear Of The Old Red Lion High Street Great Missenden Buckinghamshire HP16 0AN**  
Erection of 28 dwellings, comprising 26 houses and 2 flats, with associated car port, access, parking and landscaping (**partial amendment to planning permission CH/2017/1943/FA**)  
**PGMI (Great Missenden) Ltd**  
**Reference: PL/21/2198/FA**  
By the 5 July committee meeting the development was approved.

**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**

At the meeting on 2 August it was noted that Amendment to the plans for the rear of the Old Red Lion shuts off pedestrian access by the Old Red Lion and shuts off secondary vehicular access by the hairdresser and presumes all access via the Station. Cllr Rhodes noted the increase in the development from 34 to 37. There are 45 car spaces and 7 visitor bays and it leads the committee to anticipate a log jam of cars and car ports and car bays could lead to confusion on what is private and public and lead to anti social behaviour. A calculation of how many bedrooms, double and single, would assess parking requirements. Highways are yet to comment which is interesting. Mention is also made that 1 secure cycling space is provided per plan. There is no mention of social housing. Given H&S, access issues, woefully inadequate parking for residents and visitors, the change of plan might cause the Parish to object. The closing of the entrance off the High Street is welcome but access by the station and bridge would not provide good access with cramped crossing and bad visuals and there are no improvements and concern already. The Parish will call for Highways to look at that. The Parish would like to see the application withdrawn, Simplified and resubmitted.

The Parish could 'Call the application in' and ask specifically that the Applicant and or County planning office provide us with specific statistics relating to the total number of bedrooms (single and double) as per any other multi unit application. And also specifics on numbers of car parking spaces for both residents and visitors.

The Committee agreed as a whole that they did not want to revert back to the High Street exit.

The Parish made a motion to defer making a decision in anticipation of getting things clarified for the September Planning Committee meeting. We have time because the determination is 4 October.

**DECISION DEFERRED AND CARRIED FORWARD.**

Cllr Rhodes provided the follow up correspondence this Highways enquiry:

Could the Local Planning Authority please establish with the Applicant of the proposed development of Land at the rear of the Old Red Lion plus the proposed development at Station approach, what is the total number of single and double bedrooms proposed in all of the dwellings combined and supply this confirmed total to GMPC.

Our preliminary estimates prompted by parishioners concerns, are that the provision for parking for residents and visitors is hopelessly inadequate by reference to the overarching NPPF 107 a) through to e) and NPPF 110 a) thru' d) and the latest Bucks County parking guide; and that Highways must seriously consider NPPF 111.

Cllr Rhodes noted that we are well aware TR16 is no longer carries any weight and may never be the end point in any Highways/Planning decision.

3) **5 and 6 Wheelers Yard 87 High Street Great Missenden HP16 0AL**

Conversion of offices/shops to 3 residential units with additional windows/changes to existing windows and doors. (Trustees of RM Raymonds Charitable Trust)

**Reference: PL/21/2371/FA**

Proposal has no parking, pushing cars into the municipal car park. It is empty premises and a Charitable Trust turning to 'open market for properties'. No mention of age or key workers occupancy restriction. The Parish **Object** and query on grounds of 3 one bedroom houses with

no parking at all and query the supposition that there is no lack of employment. It is also a very tight spaced developed for residential or not.

- 4) **9 Manor Close Prestwood Buckinghamshire HP16 OPT**  
Two storey front extension, garden room, internal alterations and additional first floor window to side elevation (Householder)  
**Reference: PL/21/2444/FA.**  
No objection.
- 5) **21 Wychwood Rise Great Missenden HP16 OHB**  
Proposed first floor window to north elevation, change first floor obscure glass window to clear on east elevation, roof light and two sun tubes on the main part of the roof. (Householder)  
**Reference: PL/21/2408/FA.**  
No objections.
- 6) **Tilehurst 8 Twitchell Road Great Missenden Buckinghamshire HP16 0BQ**  
Removal of chimney stack (Householder)  
**Reference: PL/21/2462/FA.**  
The Parish Council support the application even though sympathetic to loss of street aesthetic by removal of the chimney.
- 7) **Oaklea Salmons Lane Prestwood Great Missenden HP16 OPY**  
Certificate of Lawfulness for proposed loft conversion with new windows in front and rear gable walls.  
**Reference: PL/21/2475/SA.**  
No objection.
- 8) **Great Missenden Railway Station Approach Great Missenden HP16 9AZ**  
Ash and Field Maple by the entrance gates - Remove branches up to 2m clearance. Great Missenden Conservation Area. (Chiltern Rail)  
**Reference: PL/21/2640/KA.**  
No objection.
- 9) **Great Missenden Garage Rignall Road Great Missenden HP16 9AW**  
Demolition of existing buildings and erection of 5 attached dwellings with associated parking, access and landscaping. (IPA Architects Ltd)  
**Reference: PL/21/2075/FA.**  
Parish requested brownfield site classification removed (2017). Freeholders want to sell to convert from business to residential. Tenants running for 13 years lease.  
From sustainability perspective, social support, from an economic perspective, sustains local economy. It is in the right place. It is on land which has 3 underground slurry tanks which raises potential environmental issues, eg spoiled, contaminated land. It is a problematic highway junction.  
Parish Object by 4 votes (2 abstainers, 1 support).  
GMPC strongly objects to the subject Application for the following reasons
- (i) The vision splays are inadequate for safe vehicular ingress and egress given the highway speed restriction.
- (ii) By reference to the NPPF para. 105 (a) to (e) and 'Buckinghamshire Countywide Parking Guidance' September 2015, the size and context of the dwelling will require x parking spaces and insufficient space exists off street under the proposal.

- iii) From sustainability perspective, social support, from an economic perspective, sustains local economy. It is in the right place. It is on land which has 3 underground slurry tanks which raises potential environmental issues, eg spoiled, contaminated land. It is a problematic highway junction.
  - (iv) On street parking is not possible without causing danger or considerable and unacceptable inconvenience to other road users.
  - (v) Net gain of 11 parking spaces as stated on the application form is disputed. Latest TRICS data suggests the proposal would generate an increase in vehicular movements per day. Given the vulnerable nature of the lane and single carriageway, such an increase would be unacceptable to neighbours and road users and emergency vehicles on safety and amenity grounds.
  - (vi) Loss of just two jobs, as stated on the application, is disputed. Part time jobs are not mentioned.
  - (vii) Over development of the site.
- 10) **76 St Margaret's Grove Great Kingshill High Wycombe HP15 6HP**  
Installation of dropped kerbs to form level vehicular access (Householder)  
**Reference: PL/21/2619/FA.**  
No Objection
- 11) **Cherry Trees Broombar Lane Great Missenden Buckinghamshire HP16 9JD**  
Two storey front and rear extensions, raising of roof ridge height to create first floor accommodation and changes to windows and doors.(Householder)  
**Reference: PL/21/2581/FA.**  
No objection
- 12) **Greensleeves Nairdwood Lane Prestwood Great Missenden HP16 0QF**  
Reroofing and raising the ridge height to provide living space in roof, 2 side and 1 rear rooflight, single storey front extension, recladding, changes to windows and doors, reroofing and raising the ridge height and recladding of detached side garage, reroofing and single storey front/side extension and front decking to existing detached shed in rear garden. (Householder)  
**Reference: PL/21/2604/FA.**  
No Objections
- 13) **Knives Farm 150 Wycombe Road Prestwood Buckinghamshire HP16 0HJ**  
Single storey infill extension to kitchen porch, 3 kitchen rooflights, single storey rear addition to side element, removal of side bay window and addition of doors. (Householder)  
**Reference: PL/21/2614/FA.**  
No Objections
- 14) **Knives Farm 150 Wycombe Road Prestwood Buckinghamshire HP16 0HJ** Listed building consent for Single storey infill extension to kitchen porch, 3 kitchen rooflights, single storey rear addition to side element, removal of side bay window and addition of doors.  
**Reference: PL/21/2615/HB.**  
No Objections
- 15) **The Pippin Cherry Close Prestwood Great Missenden HP16 0QD**  
Single storey rear extensions and garage conversion (amendment to approved scheme comprising a reduction in the size of the rear extension)  
**Reference: PL/21/2633/FA.**

GMPC has no objections to the subject Application, however would ask that the LA 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.

- 16) Littlemore Kiln Road Prestwood Great Missenden HP16 9DH**  
Single storey rear extension, additional side window and loft conversion with roof extension, 2 rear dormer windows and 4 front rooflights. (Householder)  
**Reference: PL/21/2698/FA.**  
GMPC has no objections to the subject Application, however would ask that the LA 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.
- 17) Horseshoes Nags Head Lane Great Missenden Buckinghamshire HP16 0HD**  
Non Material Amendment to planning permission PL/19/0761/FA (Proposed porch extension, replacement windows, alterations to drive and erection of a new garden building) to allow for changes to hardstanding/landscaping and the omission of a proposed outbuilding  
**Reference: PL/21/2849/FA.**  
GMPC has no objections to the subject Application, however would ask that the LA 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.
- 18) Tilehurst 8 Twitchell Road Great Missenden Buckinghamshire HP16 0BQ Demolition** of rear store and single storey rear extension and the erection of single storey rear extension, rendering and insulation of first floor rear elevation, raised rear patio. (Householder)  
**Reference: PL/21/2780/FA.**  
No Objection
- 19) 19 Tetherdown Prestwood Great Missenden Buckinghamshire HP16 0RY**  
**Part garage conversion and extension to front of garage.**  
**Reference: PL/21/2719/FA.**  
**Withdrawn correspondence received for: - PL/21/2020/SA – certificate of Lawfulness – which included a single side storey extension. Proposal resubmitted as an FA. The Parish questioned vehicle access and amenity of neighbours and highway use.**  
Plans only show 2 storey side extension, not the whole property.  
GMPC has no objections to the subject Application, however would ask that the LA 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.
- 20) Land Adjacent To Idaho Cottage 36 Wycombe Road Prestwood HP16 0PJ**  
Erection of a new dwelling and detached garage  
**Reference: PL/21/2143/FA.**

**Correction to location plan – access driveway now shown on location plan (previously omitted)**

**If the Parish wish to comment, the deadline to reply is 17 August.**

(The committee objected to this proposed development at the July meeting because there is a manmade pond and greater crested newts. Because of 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.)

The garage larger than it was, the house is now closer to the pond and the parking is tight. Not objecting but the Parish reiterate all concerns and pre-conditions previously stated stressing the need for commensurate reports.

- 21) 4 Upper Hollis Great Missenden Buckinghamshire HP16 9HP**  
Infill extensions to front and rear. Roof alterations to accommodate first floor living space including raising the ridge height, front and rear gables, front dormer window and rear rooflights. (Householder development)  
**Reference:** PL/21/2779/FA.  
No objection.
- 22) Manna Ash 117 Wycombe Road Prestwood HP16 0HN**  
Single storey rear and side infill extension  
**Reference:** PL/21/2748/FA. (Householder development)  
No objection.
- 23) Dunford House 3 Walnut Close Great Missenden HP16 9AL**  
T1 Oak - Fell, T2 Holly - 50% height reduction, crown reduction approx.. 18in. (Great Missenden Conservation Areas)  
**Reference:** PL/21/2961/KA. **Works to trees in CA**  
Parish **Objects** on basis of T1. Why fell oak? Why not reduce as light management. Provides street shading and trees on street protected. No tree surgeon report. No disease issue. No safety issue.
- 24) Tilehurst 8 Twitchell Road Great Missenden HP16 0BQ**  
Demolition of rear store and single storey rear extension and the erection of single storey rear extension, rendering and insulation of first floor rear elevation, raised rear patio.  
**Reference:** PL/21/2780/FA.(Householder)  
**Previous Ref:** PL/21/2462/FA – (Agenda 6) **Removal of chimney stack.**  
No Parish Objection to 21 2780. House a beautiful place loss of chimney a loss to street scene.
- 25) Great Missenden Church Of England Combined School Church Street Great Missenden HP16 0AZ**  
Non material amendment to 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 for an additional pedestrian gate and extension and part relocation of footpath

**Reference: PL/21/2832/NMA. (Non Material Amendment)**

The Parish is supportive.

## **7. Correspondence:-**

a) Buckinghamshire Council by 25 July have submitted a series of outcomes of planning applications that cover:-

- i) **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. (Householder)  
**Ref. No: PL/21/1256/FA Status: Conditional permission**  
The Planning Officer posted all Parish comments.
- ii) **The Briars Stag Lane Great Kingshill Buckinghamshire HP15 6EW**  
Roof alterations to provide additional accommodation including 2 side dormer windows and 3 side roof lights.  
**Ref. No: PL/21/1986/FA Status: Conditional permission**
- iii) **Morningside Kiln Road Prestwood Great Missenden Buckinghamshire HP16 9DH**  
Single storey front extension  
**Ref. No: PL/21/1947/FA Status: Conditional permission**
- iv) **Peppers House 119 Wycombe Road Prestwood Buckinghamshire HP16 0HN**  
Detached carport/garage **Ref. No: PL/21/1981/FA Status: Conditional permission**
- v) **19 Tetherdown Prestwood Great Missenden Buckinghamshire HP16 0RY**  
Certificate of lawfulness for proposed single storey side extension and part attached garage conversion, changes to windows and doors  
**Ref. No: PL/21/2020/SA Status: Withdrawn Resubmitted: PL/21/1719/FA**
- vi) **75 High Street Prestwood Buckinghamshire HP16 9EJ**  
Single storey rear extension following demolition of existing conservatory  
**Ref. No: PL/21/2048/FA 2021 Status: Conditional permission**
- vii) **Holly Hatch Cottage Nags Head Lane Great Missenden Buckinghamshire HP16 0HD**  
Demolition of existing conservatory and erection of a first floor side extension and two-storey / single storey front extension with new and altered dormer windows to front and fenestration changes. Subdivision of the extended dwelling to form two three-bedrooms dwellings with altered access, parking and amenity space.  
**Ref. No: PL/21/1477/FA Status: Refuse Permission**
- viii) **Kimba Farm Stud Moat Lane Prestwood Buckinghamshire HP16 9BT**  
Erection of covered manege (retrospective)  
**Ref. No: PL/21/1722/FA Status: Refuse Permission**  
Successful outcome for Parish.



- ix) **Tanglewood 4 The Glebe Prestwood Buckinghamshire HP16 9DN**  
Demolition of existing detached single storey side garage and erection of two storey side extension, new front porch and changes to rear doors  
**Ref. No: PL/21/1816/FA      Status: Refuse Permission**
- x) **Leirion 34 Kings Lane South Heath Buckinghamshire HP16 0QY**  
T1 Tulip tree - Crown reduction (TPO/1980/002)  
**Ref. No: PL/21/1853/TP      Status: Conditional permission**

#### **8. Matters for information**

Further enquiries to be made into Hugo Fox Planning app by Clerk.

Cllr Bunting reported back to the committee having attended a recent Bucks Council planning seminar. She spoke about the Bucks Planning changing the website so unable to see Neighbours objections letters, which is disliked. We will be made aware of the number of contributor letters (new generic name). It may encourage neighbours to complain as it becomes anonymous. The Parish Planning committee feel this hinders councillor's responsibilities as elected members of the Parish Council.

#### **9. Next Meeting: Monday 6 September face to face venue to be confirmed**

Tracy Georgiades  
Deputy Clerk to the Council

**Date: 03 August 2021**

Meeting closed at 9.30 pm