



Minutes for the Planning Committee Meeting Held at 7.30 pm on Monday 1 November the Memorial Hall, Committee Room

All members of the planning committee are hereby summoned to attend for the purpose of considering and resolving upon the business to transacted below.

Present during the meeting: Councillor I Lovegrove, Chair, L Cook, Vice Chair,
Cllrs V. Marshall, J Brooke, R. Pusey, M. Johnstone, S. Humphreys

1. Apologies: Cllrs: C. Bunting, S. Rhodes, C. Baxter and K. Pither

2. Declarations of Interest: Cllr. Brooke declared his interest in Agenda, item 6.

3. Minutes: It was agreed by all that the Minutes of the meeting held on Monday 4 October 2021 should be signed as a correct record by Councillor Lovegrove.

4. Matters arising

a) 2 Wardes Close - Erection of fence without planning permission. It was agreed to send a letter to Bucks Council asking Enforcement to check the title boundary of the property and works which have been undertaken.

5. Public Forum

Two residents attended regarding 4a and a resident attended via Zoom regarding Agenda Item 5.

6. Planning Applications –

Summary of Applications for Great Missenden Parish validated and up to date as at midday on Wednesday, 27 October 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
Determinations to be accessed online at the meeting if requested.

1) The Hoolet Nags Head Lane Great Missenden Buckinghamshire HP16 0HD

Erection of a new outbuilding (Householder)

Ref. No. PL/21/3672/FA GMPC does not object.

2) Rainbow View Ballinger Road South Heath Great Missenden Buckinghamshire HP16 9QH

Single storey rear extension, first floor side extension, porch and loft conversion incorporating raising of ridge height, additional front and rear windows with rear juliet balcony and 6 side rooflights. Conversion of carport to garage, with width extension at front and installation of 2 garage roof lanterns.

Ref. No. PL/21/3249/FA GMPC does not object but a committee member had concerns that the development could be overbearing and would be better with a reduced ridge height and no 3rd storey accommodation.

3) 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 gables and front and rear dormer windows.

Ref. No. PL/21/3781/FA GMPC does not object but noted 3 neighbours objected.

4) Arki's Farm Aylesbury Road Great Missenden Buckinghamshire HP16 9LS

Change of Use of Land To Sui Generis ('in a class of its own'), Mixed Agriculture and Dog Recreation Use

Highways have not objected as Arki's Farm employees will collect and drop off dogs. Ref. No. PL/21/3837/FA

The residents' letter sent to the Councillors of Great Missenden Parish Council and received on 1 November 2021 was agreed with.

GMPC strongly objects to the application on the grounds of the previous application and reiterates its objections:

- 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, portaloos and caravans.
- e) The parish council has concerns as to access and highways safety. Access to the site is by way of a 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.

Again the Parish Council would ask that this matter is listed for a decision to be made by committee rather than under delegated powers and would undertake to provide a representative to address the planning committee.

5) 6 Orchard Mews Back Lane Great Missenden Buckinghamshire HP16 0DN

Sycamore G1 - Reduce by 25% and reshape (4/5mtrs), Sycamore T2 - Reduce top growth by 2.5mtrs (Conservation Areas: Great Missenden)

Ref. No. PL/21/3999/KA GMPC does not object.

6) Overstroud Cottage Frith Hill Great Missenden Buckinghamshire HP16 9QE

Beech T1 - Reduce by 50% (TPO/1946/002) (Householder)

Ref. No. PL/21/3809/TP GMPC does not object but would recommend that applicants are encouraged to quantify **both** metres and percentages in relation to reducing tree size.

7) Abbeyfield Society Abbeyfield House Link Road Great Missenden Buckinghamshire HP16 9AE

T1 Goat Willow - Crown Reduction by up to 3 mtrs. (Conservation Areas: Great Missenden)

Ref. No. PL/21/4030/KA GMPC does not object.

8) Med SD Ground Floor The Geans 3 Wycombe Road Prestwood Buckinghamshire HP16 0NZ

Non-illuminated post sign (Consent to display an advertisement(s)) Ref. No. PL/21/3946/AV

GMPC does not object but would recommend that it is referred to Highways for them to confirm that there would be no traffic vision splay issues.

9) **Reddings Farm Little Hundridge Lane Hyde End Buckinghamshire HP16 ORP**

Certificate of lawfulness for an **existing use** of three outbuildings for equestrian purposes

Ref. No. PL/21/3888/EU GMPC does not object.

10) **1 Chequers Lane Prestwood Great Missenden Buckinghamshire HP16 9DW**

Removal of existing flat roof dormer window and adjacent roof light and replacement with a first floor gable end roof extension. Removal of timber cladding and replacement with render to front elevation and along part of one side elevation. Addition of porch canopy.

Ref. No. PL/21/3970/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.

11) **11 Augustine Mews Great Missenden Buckinghamshire HP16 OAS**

T1 and T2 - lime - reduce to previous reduction points (approx 5m off height, 2m off sides), crown clean, crown raise to 5m. (TPO/1989/019) Ref. No. PL/21/4132/TP GMPC does not object.

12) **Cherry Trees Broombar Lane Great Missenden Buckinghamshire HP16 9JD**

Siting of caravan on land for temporary period Ref. No. PL/21/4021/FA

GMPC objects to the location of the caravan for 18 months, not the caravan per se. If the location was changed to a siting parallel to the right flank party boundary it would be acceptable. In the current siting the static caravan takes away the 4 space parking, leaving no off street parking for either resident or contractor parking, materials delivery etc.

13) **Out Of Area Fittals Yard Spurlands End Road Great Kingshill Buckinghamshire**

Consultation from Buckinghamshire Council (North Area) re: Construction of 9 x 2 - bed, 9 x 3 - bed and 6 x 4 - bed dwellings (24 in total) with associated infrastructure and access from Spurlands End Road (BC Ref: 21/07914/FUL)

Ref. No.: PL/21/4110/ADJ The application is under Great Kingsill Parish Council and at the current time neighbours'/that authority's reactions are not known. It was agreed to defer any decision on this application until the next Planning Committee meeting.

14) **Peppers House 119 Wycombe Road Prestwood Buckinghamshire HP16 0HN**

Erection of a detached carport/garage with log stores. Ref. No.: PL/21/3717/FA GMPC does not object.

7. Correspondence:-

All correspondence from Buckinghamshire Council that covers October was reviewed and accepted. And, it was agreed that planning outcomes would not be included in the Minutes as full details are posted in the Agenda and could be referred to there.

8. Matters for information

Residents were thanked for attending the planning committee by the Chair.

The meeting closed 20:23.

9. Date of the Next Meeting: Monday 6 December, Great Missenden Memorial Hall, Committee Room.

Tracy Georgiades

Deputy Clerk to the Council

1 November 2021