



Minutes for the Planning Committee Meeting Held at 7.30 pm on Monday 4 October 2021 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:

Present at the meeting: Councillor L Cook, Vice Chair,
Cllrs V. Marshall, S. Rhodes, R. Pusey, C. Bunting, S. Humphreys

1. Apologies: Cllrs: I, Lovegrove, Chair, J. Brooke, C. Baxter and M. Johnstone

2. Declarations of Interest: None.

3. Minutes: It was agreed by all that the Minutes of the meeting held on Monday 6 September 2021 should be signed as a correct record by Councillor Lovegrove.

4. Matters arising

a) **Great Missenden (Wicks) Garage** Rignall Road Great Missenden HP16 9AW (Ref: PL/20/2075/FA). On 4 October status of the application was updated to **Refuse Permission**. In the schedule of reasons for refusal objection was made that the Applicant had not satisfactorily shown that there is no reasonable prospect of the site continuing use for employment purposes. On the basis that insufficient evidence has been put forward to demonstrate that the site would not be suitable for continued commercial and employment use, the proposal fails to comply with the provisions of Policy CS16 of Core Strategy for Chiltern District – Adopted November 2011, which seeks to secure the long-term retention of employment sites and Paragraph 84 of the NPPF which states that planning decisions should enable the retention and development of accessible local services. It was also considered that the proposed development would not meet the requirements of Paragraph 130 of NPPF which seeks to ensure that developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; and are sympathetic to local character and history, including the surrounding build environment and landscape setting.

b) Further to the Councillor's letter re Bucks planning proposal considering changing their website so that Neighbours' submissions are removed from public view, a reply was received on 16 September and circulated to councillors saying the review by Bucks Council is still at an early stage. Does any further discussion or action want to be pursued on this by councillors at the next meeting?

c) 2 Wardes Close - Erection of fence without planning permission.

GMPC had been instrumental in preventing a dwelling being built on the corner plot of 2 Wardes Close. GMPC sent a letter re relocation of 2 metre high boundary fence to the Head of Planning in 2019.

The planning committee will review the present boundary disagreement (Ref CH2014/0872/FA - a boundary fence to replace existing wall - status: conditional permission and PL/19/2191/FA - relocation of 2 metre high boundary fence - status: refuse permission.) A review will be made of the conditions and enforcement of previous planning applications. A quick summary in 2014 a wall was replaced and the fence position moved out slightly enclosing ground designated as open. This was presumably to save money as it is easier to mount posts in new ground rather than the wall foundation. In February 2017 the fence was moved forwards and outwards to enclose all the ground to the side, rear and forwards to the front of the house. Two large healthy trees had also been removed without permission. Finally a rear extension was applied for. The only objection to this was the boundary fence which had not existed for a long while anyway and was not shown on the drawing.

5. Public Forum

Two residents attended regarding 2c.

6. Planning Applications –

Summary of Applications for Great Missenden Parish validated and up to date as at midday on Wednesday, 29 September 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) **33 Wycombe Road Prestwood Great Missenden Buckinghamshire HP16 0NZ**

Single storey front porch. Non material amendment to planning permission PL/19/3230/FA (Demolition of bungalow and erection of 2 semi-detached two storey dwellings and 1 detached single storey dwelling, formation of vehicle access, parking and landscaping) to allow for new front porch to semi-detached dwellings and introduction of timber planter and screen and timber bin store.

Reference: PL/21/3723/NMA

GMPC agreed it would not object but takes issue to allowing the proposed introduction of a timber planter and screen and timber bin store on the basis that it effectively blocks access/egress to a parking bay and access for the fire service.

In addition, in consultations over the original permission PL19/3230/FA the case officer report says:
CONSULTATIONS Building Control Officer: 'Access for the fire service will need to be provided to within 45m of all areas inside the new dwellings. It appears that the 45m cannot be reached from the main road on the rear plot, therefore the access drive will need to comply with Part B5 of the Building Regulations so that a fire appliance can access within 45m of any point inside the dwelling. It will need to be minimum 3.7m between kerbs and 3.1m between gate posts designed to take the weight of a pump appliance. If longer than 20m it will need turning facilities to comply with Part B5.' Highways Officer: *'I am satisfied that the amended plans submitted show the access to measure 4.8m in width which would allow for simultaneous two-way vehicular and pedestrian movements. Mindful of the above, I have no objection to the proposed development.'*

If the Parish Council understands the narrative above correctly the drive is longer than 20m and the parking bays do not allow the required fire tender turning facilities at the rear property. In addition the bin store area appears to block access and egress for a fire tender.

With reference to the ecology report and bat survey, Condition 11, ecological enhancements and net gain in biodiversity has been discharged. In relation to keeping the side access drive dark the submission by the applicant included: *'...Low lux lighting to side access road to ensure continuation of this area as a dark corridor for traversing by local bat species'*.

Please could the LA provide further information on how low the lighting is and on what basis was this sensitive matter discharged.

(The Parish understand that the amount of illumination produced from a light source is measured in 'lux'. Good main road lighting ranges between 5 – 20 lux. Bats will avoid areas where there's as low an illuminance level as 3.6 lux. To put this into context, a clear fully moonlight night is no more than 1 lux!)

2) **1 Parliament Close Prestwood Great Missenden Buckinghamshire HP16 9DT**

Erection of a 3.25m black Victorian lamppost on the corner of the property. Ref. No: PL/21/3556/FA

GMPC Objects on basis on the basis of ecology and biodiversity. Great Missenden is a dark village. Protection of bat corridors requires a night sky.

3) **Bonheur Nags Head Lane Great Missenden Buckinghamshire HP16 0HG**

Two storey side, part first floor / part single storey rear infill extension, new porch canopy, changes to doors and windows Ref. No: PL/21/3526/FA GMPC does not object.

4) **Peterley Wood Farm Barn Peterley Lane Prestwood Buckinghamshire**

Non material amendment to planning permission PL/20/3247/FA (Conversion of existing barn to form single residential unit C3, together with alterations to fenestration, erection of detached car port structure, landscaping and hardstanding) to allow for changes to windows and doors, addition of a steel flue and addition of permeable gravel to replace concrete hardstanding in front of proposed integral garage.

Ref. No PL/21/3494/NMA On 5 October status: Accepted.

5) **Coachmans Cottage Peterley Lane Prestwood Great Missenden Buckinghamshire HP16 0HH**

Single storey front porch

Ref. No: PL/21/3464/FA (Householder) GMPC does not object.

6) **9 Tulkers Close Prestwood Great Missenden Buckinghamshire HP16 0SH**

Part single, part two storey rear extension, single storey front and side extensions and first floor side extension

Ref. No: PL/21/3522/FA (Householder) GMPC does not object.

7) **Corner House Moat Lane Prestwood Great Missenden Buckinghamshire HP16 9DA**

Detached garage conversion, including the installation of front bi-fold doors, side window and rear rooflight and removal of rear vehicular access to property from Pankridge Drive.

Ref. No: PL/21/3350/FA (Householder)

GMPC does not object and supports the request from Neighbour for the north facing window to be frosted.

8) **Casbah Nairdwood Lane Prestwood Buckinghamshire HP16 0QF**

Proposed garage conversion to habitable space, front porch with canopy, pitched roofs to existing front dormers and render to front elevation.

Ref. No: PL/21/3166/FA (Householder) GMPC does not object subject to Highways editing the property for parking.

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

Variation of condition 5 (Approved Plans) of planning permission: PL/21/2581/FA (Two storey front and rear extensions, raising of roof ridge height to create first floor accommodation and changes to windows and doors) to allow for an increase to the first floor accommodation.

Ref. No: PL/21/3434/VRC (Householder) Neighbour raised issues of boundary integrity. GMPC does not object.

10) **Land Adjacent To Idaho Cottage 36 Wycombe Road Prestwood Buckinghamshire HP16 0PJ**

Erection of a new dwelling and detached garage. Ref. No: PL/21/2143/FA

The application has been **amended** in the following way:

Amended plans. Summary of changes below:

- **Amendments to roofline and reduction in height (below that approved under appeal ref: APP/X0415/W/18/3217807**
- **Reduction to dwelling footprint**
- **Relocation of garage so that it is close to the proposed dwelling**

The GMPC still feel the garage is too close to the pond and great crested Newts. The GMPC reiterates the ecological sensitivity of the site and calls for 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 and 177 of the framework and in order to protect and enhance the biodiversity and geodiversity of the site.)

11) **Buckingham House 77 High Street Great Missenden Buckinghamshire HP16 0AL**

Demolition of existing rear outbuildings, single storey rear extension, dormer roof extension to central area of the house, replacement windows and doors, external side louvre, internal alterations including openings, insulation, flooring and plastering. Ref. No: PL/21/3083/FA GMPC does not object.

7. Correspondence:- New response from Highways GM Station RED LION Development

1 **The Old Red Lion 62 High Street Great Missenden Buckinghamshire HP16 0AU**

Approval of conditions 2 (Materials), 3 (Demolition and construction method statement) and 4 (Protection of building) of planning permission PL/20/3529/FA - **Change of use** of front ground floor to provide two residential units (Use Class C3), addition of rear first floor level terrace, changes to windows and doors, reconfigured outdoor private amenity space for approved units, minor amendments to approved Unit 1 to retain existing ground floor area previously consented for demolition, reconfigured rear bin storage area and alterations to the parking court to rear (part retrospective). New Determination date: **8 November 2021**

The Parish have commented on Parking and Highway conditions: 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) through to d) and the latest Bucks County parking guide; and that Highways must seriously consider NPPF 111.

2. Station Approach, Great Missenden – PL/21/0534/FA

Email received from resident regarding Highways response to above application, dated 9th September.

Resident is requesting a formal response to Bucks Council from the parish council.

GMPC agreed to make the comments on the Highways report into a letter to the LA to object to traffic errors and the application; and a thank you to be sent to resident.

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

1 Bridge House 8A Whitefield Lane Great Missenden Buckinghamshire HP16 0BH

Single storey rear, first floor side and front porch extensions. Ref. No: PL/21/3092/FA

Status: Conditional Permission

2 Faircroft Wood Lane South Heath Great Missenden Buckinghamshire HP16 0RB

Application for permission in principle for 1 dwelling with garage. Ref. No: PL/21/3080/PIP

Status: Refuse Permission as located in green belt

3 Dunford House 3 Walnut Close Great Missenden Buckinghamshire HP16 9AL

T1 Oak - Fell, T2 Holly - 50% height reduction, crown reduction approx.18in. (Great Missenden Conservation Areas)

Ref. No: PL/21/2961/KA **Status:** TPO shall not be made by Bucks Council in this case

4 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 dwellinghouse (maximum height increase 2.5 metres)

Ref. No: PL/21/2999/PAHAS **Status:** Prior Approval Refused – objections on basis of permitted development and AONB.

5 3 Fairfields Great Kingshill Buckinghamshire HP15 6EP Single storey rear extension

Ref. No: PL/21/2923/FA **Status:** Conditional Permission

6 Peterley Corner Farm Wycombe Road Prestwood Buckinghamshire HP16 0HJ

Approval of condition 7 (Ecological Enhancements) of planning permission CH/2017/2121/FA (Demolition of existing house and outbuildings, erection of replacement dwelling and detached carport.)

Ref. No: PL/21/2827/CONDA **Status:** Condition Accepted

7 The Old Red Lion 62 High Street Great Missenden Buckinghamshire HP16 0AU

Approval of condition 6 (bins) of planning permission PL/19/2241/FA (Change of use to 7 residential apartments (Use Class C3) comprising 5 flats in the upper storeys and 2 at the rear ground floor, with partial demolition of ground floor, addition of external stairs to side and balconies to rear, changes to doors and windows, and formalisation of car parking spaces to the rear of the Old Red Lion.)

Ref. No: PL/21/2812/CONDA **Status:** Condition Accepted

- 8 **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. **Ref. No:**
PL/21/2779/FA **Status:** Withdrawn
- 9 **19 Tetherdown Prestwood Great Missenden Buckinghamshire HP16 0RY**
Part garage conversion and extension to front of garage. **Ref. No: PL/21/2719/FA Status:** Conditional permission
- 10 **Land at The Rear Of The Old Red Lion High Street Great Missenden Buckinghamshire HP16 0AN**
Approval of condition 6 (Phase 11 Contaminated Land Report) 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/21/0704/CONDA **Status: Condition Accepted**
- 11 **Land at The Rear Of The Old Red Lion High Street Great Missenden Buckinghamshire HP16 0AN**
Approval of conditions 3 (Construction Phase Plan) & 25 (Energy statements) 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/21/0383/CONDA **Status: Condition Accepted**
- 12 **Land at The Rear Of The Old Red Lion High Street Great Missenden Buckinghamshire HP16 0AN**
Approval of condition 15 (Construction Method Statement) 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/21/0280/CONDA **Status: Condition Accepted**
- 13 Single storey side and rear extensions, changes to windows and erection of detached garage
PL/21/3132/FA **Status:** Conditional Permission
- 14 **Knives Farm 150 Wycombe Road Prestwood Buckinghamshire HP16 0HJ**
Listed building consent and Full Planning Application 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.
Ref. No: PL/21/2615/HB **Status:** Conditional Consent
Ref. No: PL/21/2614/FA **Status:** Conditional Permission

8. Matters for information

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

2. Re. 2 Wardes Close –Cllr Rhodes agreed to (i) a check to be made that fence built with concrete posts and 6’ panels is within the title boundary of that dwelling (ii) does location of the Fence breach any conditions on previous planning applications and if it is not in keeping with the original design intent and appears incongruous to the street scene then we would if it does have planning merit to take enforcement action as required (iii) Absence of ownership – confirm that Fence not in public domain.

3. It was agreed to review LA enforcement and prepare a letter to Bucks Council on the following refused planning applications: Arkis Farm PL/21/1737/FA, Kimba Farm Stud PL/21/1722/FA and PL/20/4379/FA, and 6 Rignall Road (CH/1992/0712/FA two storey rear extension) which had Conditional Permission.

4. It was agreed to pursue with the LA, following our Enforcement investigation letter of xx 2021 regarding the brick barn and development, and the massive civil works proceeding behind the building site fencing on the opposite side of the road in the close proximity for which we also can find no planning permission; at reference: [51.682361](#), - [0.733292](#) on Google Maps on the A4128 Missenden Road just south of the Peterley Lane/ Perks Lane junction.

The meeting closed 20:23.

9. Date of the Next Meeting: Monday 1 November, Great Missenden Memorial Hall, Committee Room.

Tracy Georgiades
Deputy Clerk to the Council
4 October 2021