



## Minutes for the Planning Committee Meeting Held at 7.30 pm on Monday 6 December 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: M. Johnstone, acting Chair,  
Cllrs: C. Bunting, S. Rhodes, V. Marshall, J Brooke, R. Pusey, S. Humphreys

**1. Apologies:** Councillor I Lovegrove, Chair, L Cook, Vice Chair, C. Baxter and K. Pither

**2. Declarations of Interest:** Cllr R Pusey declared a pecuniary interest in item 23.

**3. Minutes:** It was agreed by all that the Minutes of the meeting held on Monday 1 November 2021 should be signed as a correct record by Councillor Johnstone.

#### **4. Matters arising**

a) The email response from Stephanie Penney, Bucks Council, re. Great Missenden Parish – Enforcement cases, was reviewed. It was agreed to respond to the email. It was noted in her reply that the enforcement investigation is pending for Kimba Farm current appeal PL/20/4379/FA APP/X0415/D/21/3273901. And that she wrote that the brick barn on the A418 Peterley Lane/Perks Lane junction is not logged as under investigation and that she passed over 6 Rignall Road.

b) By the committee meeting on 6 December, Arki's Farm PL/21/3837/FA had received a conditional permission, which is against noted residential objections. It was noted that Arki's Farm was included in the enforcement enquiry to Bucks Council on 25 October but at the time was pending determination by the Development Management team.

c) A resident email received today followed a number of resident enquiries to Planning Enforcement for an inspection of land to the north of Heath End Road, Little Kingshill, and shared that an inspection is pending but unknown when. The original application being CH/2017/0290/FA, was refused permission for a temporary rural workers dwelling.

c) The clerk reported that a letter had been sent to Enforcement asking if there had been any enforcement issue or any breach in the planning applications for 2 Wardes Close. An acknowledgement of receipt had been received but no more.

It was agreed that the Enforcement process be raised as an issue via Cllr S Rhodes. Neighbours are logging issues and the Parish is logging issues to Bucks Council and response from Enforcement is limited and slow and inspections are left pending.

d) Determination dates are becoming Determination by dates without notice from Bucks Council. Bucks Council have stated that they reserve the right to determine an application early and this occurred on Agenda item 20, Rear Of 82 High Street Land Off Peters Close High Street Great Missenden. Orchard Mews residents strongly objected to the proposed Variation of Condition 2 of planning permission PL/20/1026/FA but permission is given on 7 December without Parish comment because we thought we had a deadline of 10 December. The Clerk asks that we write to complain to Bucks Council asking how we manage planning committee meetings if determination dates are by deadline dates.

## 5. Public Forum

Two residents returned to the meeting to follow up on the last planning committee re Wardes Close. Another resident attended the planning committee meeting by Zoom to seek Parish support for neighbour objections, Agenda item 20.

## 6. Planning Applications –

**Summary of Applications for Great Missenden Parish validated and up to date as at midday on Wednesday, 01 December 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 online at the meeting if requested.

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

Erection of garden building in the rear garden Ref. No: PL/21/4332/FA

GMPC agreed not to object. There was one objection to the size. As a garden building it is very large 6' by 6' but it is not over development of the site.

### 2) **Stoke Cottage and Syringa Village Road Ballinger Buckinghamshire HP16 9LQ**

Demolition of detached garages, part single, part two storey rear and side extensions, 6 side rooflights and new front porches Ref. No: PL/21/4321/FA GMPC agreed not to object but the committee was unhappy with the parking because of a bigger footprint than had before.

GMPC 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.

### 3) **2 Sylvia Close Great Missenden Buckinghamshire HP16 0ES**

Erection of an outbuilding to the rear garden Ref. No: PL/21/4306/FA GMPC had no objection to the application.

### 4) **Mayhill 30 Upper Hollis Great Missenden Buckinghamshire HP16 9HP**

Part two storey / part first floor side extension, single storey side/rear extension, detached double garage, changes to windows and doors, solar panels on roof and rendering of existing walls

Ref. No: PL/21/4281/FA GMPC had no objection.

### 5) and 9) **Chestnut House Broombar Lane Great Missenden Buckinghamshire HP16 9JD**

**Variation of condition 17 (approved plans) of planning permission PL/19/4163/FA (Redevelopment of site to provide 2 detached dwellings with vehicular access, associated hardstanding, landscaping and car parking) to allow changes to design (part retrospective) Ref. No: PL/21/4278/VRC and**

**Approval of condition 12 (vehicular visibility splays) of planning permission PL/19/4163/FA -**

Redevelopment of site to provide 2 detached dwellings with vehicular access, associated hardstanding, landscaping and car parking **Ref. No: PL/21/4246/CONDA.**

GMPC objects along the lines mentioned in the earlier response to the application. The proposed redevelopment of the front and waste disposal provisions Ref. No: PL/21/4278/VRC leads the Parish Council to question the parking arrangements and after studying Condition 12 the Committee sees a tree in the way creating a sight block which obstructs ingress and egress. GMPC 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.

Although the determination date for approval of condition 12 was 25 January there is a letter from Steve Brambrick on the Bucks Council Planning Portal dated 7<sup>th</sup> December giving conditional approval. He writes "the details

submitted as part of this are as previously approved however this condition must remain in perpetuity to ensure maintenance of the visibility splays.” By previously approved he means in the previous application PL/19/4163/FA.

- 6) Land at Rear Of Rosadel and Westway Spurlands End Road Great Kingshill High Wycombe HP15 6HX**  
Approval of Condition 1 (Levels ) of planning permission PL/20/3845/DE - Reserved matters following outline planning permission CH/2018/0628/OA (Outline Application for construction of two detached dwellings with access via upgraded existing driveway) Ref. No: PL/21/4289/CONDA. GMPC does not object.
- 7) 9 Fairfields Great Kingshill Buckinghamshire HP15 6EP**  
Demolition of existing garage, erection of single storey rear extension, hip to gable side roof extension with 1 front and 1 rear dormer windows and 1 front and 1 rear rooflights, widening of existing vehicular access and change to parking arrangement Ref. No: PL/21/4260/FA. GMPC does not object.
- 8) St Enodoc Ballinger Road South Heath Buckinghamshire HP16 9QH**  
Two storey rear extension Ref. No: PL/21/4268/FA. GMPC does not object.
- 9) See 5)**
- 10) The Old Red Lion 62 High Street Great Missenden Buckinghamshire HP16 0AU**  
Approval of conditions 5 (Parking) and 6 (Bin Storage) 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)  
Ref. No: PL/21/4229/CONDA The committee saw the condition as a redesigning of plans and will not object.
- 11) The Briars Marriotts Avenue South Heath Great Missenden Buckinghamshire HP16 9QL**  
**Certificate of Lawfulness** for proposed garage conversion Ref. No: PL/21/4221/SA  
GMPC will not object but would query the 4m height of the new garage and the new location effect on parking. Please could GMPC 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.
- 12) The Briars Marriotts Avenue South Heath Great Missenden Buckinghamshire HP16 9QL**  
Erection of a new detached garage Ref. No: PL/21/4222/FA GMPC objects to the new garage on the basis of too big form, on the basis of size and height and position and that it is not in keeping with the street.
- 13) The Rockery Copes Road Great Kingshill Buckinghamshire HP15 6JE**  
Single storey front extension to garage No: PL/21/4178/FA GMPC objects to the extension on the basis that it is an over development based on the size of the house and it would leave too small a forecourt and result in inadequate parking. The dominance of the extension would detract from the street scene.
- 14) Westmount 10 Green Park Prestwood Buckinghamshire HP16 0PZ**  
Single storey detached outbuilding in rear garden Ref. No: PL/21/4166/FA GMPC does not object on the basis the extension non-offensive in proportion to the plot.
- 15) Ballinger House Village Road Ballinger Buckinghamshire HP16 9LQ**  
Demolition of existing dwelling and erection of a new dwelling Ref. No: PL/21/4044/FA GMPC does not object.

**16) Dryden 35 Kings Lane South Heath Buckinghamshire HP16 0QY**

Demolition of existing chalet bungalow and construction of one pair of semi-detached houses Ref. No: PL/21/4167/FA GMPC does not object.

**17) 20 Wychwood Rise Great Missenden Buckinghamshire HP16 0HB**

Demolition of conservatory and erection of single storey rear extension with balcony over, addition to pitch roof over part of existing garage, changes to doors and windows and part conversion of garage to living space Ref. No: PL/21/4161/FA GMPC objects on the basis of the loss of neighbour amenity cause by intrusive and dominant nature of the application. The Committee particularly object to balcony and stairway.

**18) 14 Rosetree Close Prestwood Great Missenden Buckinghamshire HP16 9EW**

Proposed new enclosed entrance porch with modifications to the front bay window, new three sided open carport to front garden with ancillary storage to the side and new white rendering. Ref. No: PL/21/4096/FA GMPC does not object.

**19) Coventry House 85 Wycombe Road Prestwood Buckinghamshire HP16 0HW**

Two storey side extension incorporating dormer to rear elevation in roof space above and repositioning of driveway entrance with new vehicular access (Application to renew expiring previous Consent [PL/18/3578/FA] Ref. No: PL/21/4137/FA GMPC does not object.

**20) Rear Of 82 High Street Land Off Peters Close High Street Great Missenden Buckinghamshire**

Variation of condition 2 of planning permission PL/20/1026/FA (Erection of 2 semi-detached dwellings and carports to be served by implemented access under planning permission CH/2015/1417/FA. (Appeal Ref APP/X0415/W/21/3270149)) to allow - substitute approved drawing 20 H82M PE01 Rev B with revised drawing MDL-1352-PL-01, all other approved drawings remain unchanged. Ref. No: PL/21/4035/VRC GMPC objects on basis of amenity and the right to privacy and on legal grounds. A condition of the appeal permission was that there should not be an overlooking window in the wall facing Orchard Mews. The Parish agrees and reinforces residents' views.

**Determination date: 10 December**, however Bucks Council have **determined on 7 December: Conditional Permission**

**21) 33 Wycombe Road Prestwood Great Missenden Buckinghamshire HP16 0NZ**

Bin Store (Retrospective) Ref. No: PL/21/4117/FA GMPC will not object.

**22) Ardwick Lodge Potter Row Great Missenden Buckinghamshire HP16 9LU**

Demolition of existing bungalow, garage and outbuilding, erection of 4 bedroom detached dwelling, widening of existing access and new gate and fencing Ref. No: PL/21/3843/FA GMPC does not object to the redevelopment but does object to biodiversity loss and lack of net gain. There is evidence from a bat survey that it could be bat habitat. The tree report confirms that there will be no tree removal incurred by development but should take into account the extensive tree removal carried out before the tree report was completed.

**23) Land at Middle Grove Farm Chesham Road Hyde End Buckinghamshire HP16 0RD**

Hybrid Application comprising full planning permission for the conversion of an existing stable block into two, 4-bedroom dwellings and outline planning permission including details for scale, layout and means of access for 11 new dwellings including demolition/clearance with details reserved in respect of appearance and landscaping. This application has now been amended in the following way: **The layout of the new dwellings has been changed.** Ref. No: PL/21/0316/OA There are complaints from neighbours on planning portal.

The Parish Council by majority oppose the application on the same grounds as before here repeated:-

- i) The development would be development within the Green Belt and an Area of Outstanding Natural Beauty.
- ii) The development proposed would result in the loss of local employment opportunities.

- iii) The proposed development would result in the loss of both agricultural and equestrian facilities for the local population and have a knock-on effect for those seeking to support and promote both agricultural and equestrian activity in the area and particularly within the Green Belt.
- iv) The proposed development is considered to be an over development of the site in view of the proposed number of new dwellings.
- v) The addition of 11 new dwellings would result in an increased level of traffic flow to and from the site from a road that has a 50-mph speed limit. Although visibility splays appeared to be good on the plans the increase in traffic flow to and from the site presented road safety concerns

**24) Astons House 24 Wycombe Road Prestwood Buckinghamshire HP16 0PJ**

Certificate of Lawfulness for proposed demolition of an existing outbuilding and erection of a new outbuilding providing a garden room, study and store. Ref. No:PL/21/4072/SA

GMPC would first request an ecology report based on the site being habitat for great crested newts and many wild species including bats and reptiles. The request for ecology report has been called for on the applications before this one. The Parish would recommend that that a condition restricts the new outbuilding to one size and defined usage eg not for residential use.

**25) 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

The Parish has already commented on road safety and visual splays. No objection.

**26) Land at Great Missenden Railway Station Station Approach Great Missenden Buckinghamshire HP16 9AZ**

Demolition of existing car sales yard structures and tree removal. Development of two mixed use buildings comprising 2 x Class E premises, resident parking and cycle storage at ground floor with 33 residential apartments at upper storeys. Redevelopment of station forecourt to provide new vehicle and pedestrian access and landscaping

Ref. No: PL/21/0534/FA

Application Validated: Thu 18 Mar 2021

Date received by GMPC: 30 November 2021

Determination date: 17 June 2021

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

Amended plans received reducing the number of residential units from 37 to 33. External changes to the proposed elevations of the buildings, including alterations to the proposed roofs, changes to their shape, a reduction in eaves height and changes to the external materials. Alterations to waste and cycling storage. Addition of pedestrian crossing.

Our objections in the letter of 26 October and on 16<sup>th</sup> April to Bucks Council still stand and GMPC requests a revised Highways analysis. The Parish Council appreciate the changes of plan but the issue as well as Highways and parking are density of residential units and dominance of the proposed flats and materials of build. Great Missenden is a beautiful place; it does not need lots of flats. The station should be a listed building and it is slowly being whittled away and scale, design and position do not preserve the character and appearance of the conservation area.

**7. Correspondence:-**

All correspondence from Buckinghamshire Council that covers November was reviewed and accepted.

**8. Matters for information**

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

The meeting closed 21:35.

**9. Date of the Next Meeting: Monday 10 January, Great Missenden Memorial Hall, Committee Room.**

Tracy Georgiades, Deputy Clerk to the Council

6 November 2021