



Agenda for the Planning Committee Meeting
Monday 5 September 2022
At 7.30 pm in the Committee Room of the Memorial Hall,
Great Missenden

Also via Zoom: <https://us06web.zoom.us/j/81133926108?pwd=RHRBbnBXN1YzWFBxekdjQ1bDk4dz09>

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

Public Forum: possible resident representation on item 19.

P2022/42 Apologies: Cllr L Cook, Vice Chair, and Cllr S Humphreys

P2022/43 Declarations of Interest:

P2022/44 Minutes: Minutes of the meeting held on **Monday 1st August** 2022 for signing.

P2022/45 Matters arising

1. **Station Approach** - PL/21/0534/FA – GMPC letter dated 9th August rejecting that Great Missenden should be classified by Highways as anything other than Countywide Zone C on the application was received by the case officer on 23 August.
2. **6 Rignall Road, Great Missenden**, Bucks Council have opened investigation and BC have asked whether the additional buildings have been erected over what has previously been erected? Does GMPC agree?
3. **Arki's farm, Rignall road PL/21/3837/FA – at the May Planning meeting it was agreed to copy the letter sent to the Planning Inspectorate to the Permanent Secretary, Department of Levelling Up, Housing & Communities** – On 7 July we received a complaint reference 1925021 saying our complaint was being considered by BC not the Department of Levelling Up.
4. **Idaho Cottage pond – PL/21/2143/FA Erection of new dwelling and detached garage Land Adjacent to Idaho Cottage 36 Wycombe Road Prestwood HP16**. On the 13 July the Parish contacted the Environmental Agency, the incident report number: 207783. The Agency does recognise the Great Crested Newt as an endangered species. BC Ecologist has also raised Idaho Cottage pond with the Local Police Wildlife Officer. Officers continue to liaise with the landowner at the Prestwood site. We have been informed that Thames Valley Police have assigned an officer to investigate the damage carried out to the habitat. However, officers are pretty sure that the clearance work was done in ignorance and not in deliberate malice and unless they find evidence of deceased newts or other animal life a prosecution is unlikely. BC ecology officer and Cllr Macbean are in regular contact with the planning officer for the new application and we think we have clear evidence about what was on site prior to clearance to bring forward some robust conditions to ensure as much new planting and reinstatement work as possible is insisted on and the officers will aim to get a net gain in biodiversity. It's no consolation for what has been lost but at least we now have the tools to insist on these types of conditions.
5. **Perks Lane/Wycombe Road** – on one side there is a house in garden development which would be acceptable but on the other side there is agricultural building conversion into a house and a paddock used as garden. The Committee to agree to raise an BC enforcement case and obtain confirmation number. Clerk has enforcement logged A4128 Missenden Road just south of Peterley Lane/Perks Lane junction.
6. **Land Adj To 79 High Street Prestwood Buckinghamshire HP16 9EJ**
Erection of a detached dwelling with attached garage and widening of existing vehicular access. Ref. No: PL/19/4318/FA | Validated: Thu 02 Jan 2020 | Status: Decided
No apparent permission for relocation/removal of the post box and uncertainty as to whether boundary treatments are in accordance with consents and within the applicant's curtilage or on public/highway's land. An Enforcement breach logged on the planning portal on 19 July and logged again. Clerk to email planningenforcement@buckinghamshire.gov.uk as no response from BC.

P2022/46 PLANNING APPLICATIONS for consideration

Summary of Applications for Great Missenden Parish validated and up to date as at midday on Wednesday 31st August 2022 as set out below.

For further details of planning applications please go to the website for Buckinghamshire Council planning Determinations to be accessed online at the meeting if requested.

1. Pennycroft Martinsend Lane Great Missenden Buckinghamshire HP16 9BH

Erection of an outbuilding for an indoor swimming pool, demolition of existing outbuilding
Ref. No: PL/22/2993/FA | Validated: Tue 30 Aug 2022 | Status: Registered
Determination Date: 25 October 2022

2. Hallstatt Spurlands End Road Great Kingshill Buckinghamshire HP15 6HX

Erection of a detached garden building to the rear of garden
Ref. No: PL/22/2998/FA | Validated: Fri 26 Aug 2022 | Status: Registered
Determination Date: 21 October 2022

3. Stoke Cottage Village Road Ballinger Buckinghamshire HP16 9LQ

Approval of **conditions** 2 (detailed plans), 3 (facing and roofing material) and 8 (biodiversity features) of planning permission PL/22/1451/FA - Demolition of existing semi detached cottages and their detached garages. Construction of two detached dwellings with parking and associated landscaping
Ref. No: PL/22/2933/CONDA | Validated: Tue 16 Aug 2022 | Status: Registered
Determination Date: 8 November 2022

4. Red Roofs Spurlands End Road Great Kingshill Buckinghamshire HP15 6HX

Certificate of lawfulness for proposed stationing of caravan in rear garden as ancillary accommodation and laying of associated hardstanding
Ref. No: PL/22/2855/SA | Validated: Mon 22 Aug 2022 | Status: Registered
Determination Date: 17 October 2022

5. Oakley House Clarendon Road Prestwood Buckinghamshire HP16 0PL

Demolition of garage and erection of single storey side and rear extensions and rear porch canopy
Ref. No: PL/22/2843/FA | Validated: Tue 09 Aug 2022 | Status: Registered
Determination Date: 4 October 2022

6. The Cloisters 125 High Street Great Missenden Buckinghamshire H16 0BB

T1 copper beech - prune back crown on southwest side of tree by approx 2m, T2 beech - cut back overhanging branches to boundary, T3 sycamore - reduce western crown by approx 3m and cut back lower regrowth on main stem to boundary approx 10m above ground level, T4 elder - cut back overhanging branches to boundary, T5 crab apple - prune to provide 1.5m clearance from newly planted tree (Great Missenden Conservation Area)
Ref. No: PL/22/2793/KA | Validated: Thu 04 Aug 2022 | Status: Registered

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

T1 and T2 lime and turkey oak - crown reduction, reducing height and spread by up to 4m, crown raise to 6m; T3, T4 and T5 3x limes- crown reduction - reducing height and spread by up to 3m, crown raise to 6m (Great Missenden Conservation Area)
Ref. No: PL/22/2768/KA | Validated: Tue 02 Aug 2022 | Status: Registered
Determination Date: 13 September 2022

8. Holly Hatch Cottage Nags Head Lane Great Missenden Buckinghamshire HP16 0HD

Approval of reserved matters following outline approval PL/19/2902/OA amended by PL/22/1925/VRC (Outline planning permission for erection of a detached two-storey dwelling with access, parking and amenity space, and the erection of a replacement garage). Matters to be determined - appearance, scale and landscaping.

Ref. No: PL/22/2748/DE | Validated: Mon 01 Aug 2022 | Status: Registered

Determination Date: 26 September 2022

9. Crawley Farm Village Road Ballinger Buckinghamshire HP16 9LQ

Listed building consent for the demolition of existing garage and outbuildings, erection of a single storey outbuilding with a link to the main dwelling.

Ref. No: PL/22/2725/HB | Validated: Fri 29 Jul 2022 | Status: Registered

Determination Date: 23 September 2022

Crawley Farm Village Road Ballinger Buckinghamshire HP16 9LQ

Demolition of existing garage and outbuildings, erection of a single storey outbuilding with a link to the main dwelling. Ref. No: PL/22/2724/FA | Validated: Fri 29 Jul 2022 | Status: Registered

Determination Date: 23 September 2022

10. The Cloisters (Cottages 1-4) 117, 119, 121 and 123 High Street Great Missenden Buckinghamshire HP16 0BB

Change of use to residential dwellings (Use Class C3)

Ref. No: PL/22/2726/FA | Validated: Mon 15 Aug 2022 | Status: Registered

Determination Date: 10 October 2022

11. Missenden Abbey High Street Great Missenden Buckinghamshire HP16 0BD T18, 19, 20, 30, 193 and 238 ash - fell, T239 Portuguese laurel - fell, T297 elder - fell (Great Missenden Conservation Area)

Ref. No: PL/22/2703/KA | Validated: Thu 28 Jul 2022 | Status: Registered

Determination Date: 10 October 2022

12. Little Acre 74 High Street Prestwood Buckinghamshire HP16 9EN

First floor extension, single storey side extension, demolition of garage, part single storey part two storey rear extension with changes in fenestration and 8 rooflights.

Ref. No: PL/22/2700/FA | Validated: Mon 15 Aug 2022 | Status: Registered

Determination Date: 10 October 2022

13. Woodlands Kiln Road Prestwood Buckinghamshire HP16 9DG

Two single storey rear extensions, first floor side extension, front porch, changes to fenestration and materials, formation of new vehicular access onto Over Hampden, extension of existing vehicular access onto Kiln Road and associated hardstanding, extension of chimney stack and additional gable to front elevation. Ref. No: PL/22/2681/FA | Validated: Mon 08 Aug 2022 | Status: Registered

Determination Date: 3 October 2022

14. The Pheasant Village Road Ballinger Buckinghamshire HP16 9LF

Vehicular access and gate. Ref. No: PL/22/2629/FA | Validated: Thu 11 Aug 2022 | Status: Registered

Determination Date: 6 October 2022

15. Lloyds Bank Plc 60 High Street Great Missenden Buckinghamshire HP16 0AN

Conversion and general updating of former bank into two semidetached dwellings with part two storey / part first floor rear extension, rear roof extension with 4 side rooflights, changes to doors and windows and formation of ancillary rear parking.

Ref. No: PL/22/2525/FA | Validated: Mon 15 Aug 2022 | Status: Registered

Determination Date: 10 October 2022

16. Mulberry Lodge 64A Wycombe Road Prestwood Buckinghamshire HP16 0PQ

Detached dwelling and garage, subdivision of garden
Ref. No: PL/22/2370/FA | Validated: Mon 08 Aug 2022 | Status: Registered
Determination Date: 3 October 2022

17. 7 Rignall Road Great Missenden Buckinghamshire HP16 9AN

Vehicular access. Ref. No: PL/22/2181/FA | Validated: Tue 02 Aug 2022 | Status: Registered
Determination Date: 27 September 2022

18. Boston Kiln Close Prestwood Buckinghamshire HP16 9DJ

Part two storey, part single storey side extension
Ref. No: PL/22/2517/FA | Validated: Fri 15 Jul 2022 | Status: Registered
Determination Deadline: 9 September 2022

19. Orchard End Greenlands Lane Prestwood Buckinghamshire HP16 9QX

Residential conversion of garage, installation of windows, and construction of roof dormers and rear ground-floor extension. Ref. No: PL/22/2667/FA | Validated: Tue 26 Jul 2022 | Status: Registered
Determination Date: 20 September 2022

20. 9 Manor Close Prestwood Buckinghamshire HP16 0PT

Front and rear two storey extensions, garden outbuilding, internal alterations.
Ref. No: PL/22/2680/FA | Validated: Mon 25 Jul 2022 | Status: Registered
Determination Date: 19 September 2022

21. 13 and 14 Chiltern Manor Park Great Missenden Buckinghamshire HP16 9BL

T1 sycamore - reduce crown by reducing branches by a maximum approx. 2m; T2, T4 and T5 ash - fell;
T3 sycamore - reduce crown by reducing branches by a maximum approx. 3m; T6 oak - remove lowest northwest bound branch at 2m, tip reduce branches on north and west sides by a maximum approx. 2m to balance crown. (TPO/1968/044)
Ref. No: PL/22/2532/TP | Validated: Mon 18 Jul 2022 | Status: Registered
Determination Date: 12 September 2022

22. Whiteacre Cottage 25 Chequers Lane Prestwood Buckinghamshire HP16 9DR

Demolition of garage and erection of detached triple garage (**amendment to planning permission PL/20/1548/FA**) Ref. No: PL/22/2435/FA | Validated: Mon 25 Jul 2022 | Status: Registered
Determination Date: 19 September 2022

P2022/47 Correspondence:-

a) Appeals - correspondence from Buckinghamshire Council regarding appeal cases – status as at August 31st 2022:

1. **Land Adjacent to Hampden Farm Barn, Greenlands Lane, Prestwood, Bucks HP16 9QX.** Ref.No: PL/21/1676/OA & PL21/4751/OA. Appeal: APP/X0415/W/22/3292251 Status - in progress and no decision. Moved to a Hearing on 5th July. Linked case to lead case: 3297304

2. **Peterley Wood Farm Peterley Lane Prestwood Buckinghamshire HP16 0HH.** Ref.No: PL/20/3487/FA Erection of two replacement two-storey dwellings and one single-storey dwelling and two garages. Moved to Planning Inspectorate Ref: APP/X0415/W/22/3291484 Status – in progress still. Written appeal – any further written representations to be submitted by 19 July 2022

b) Buckinghamshire Council by 31st August 2022 have submitted a series of outcomes of planning applications. See list below.

****ALL DECISIONS BELOW AGREE WITH GMPC COMMENTS UNLESS INDICATED****

1. Sunhill Nags Head Lane Great Missenden Buckinghamshire HP16 0HD

Proposal Demolition of existing detached dwelling including a detached single garage and the erection of a new dwelling including an outbuilding for plant, external works and landscaping

PL/22/1731/FA – **Refuse Permission** – GMPC did not object

BC Planning said the proposal constitutes inappropriate development within the Green Belt, which by definition is harmful, as well as causing other harm to the Green Belt by virtue of a reduction in openness and the dwelling would appear prominent and visually intrusive within the street scene and detrimental to the character and appearance of the locality.

2. The Old Cottage 82 High Street Prestwood Buckinghamshire HP16 9ES

Erection of a carport, storage and garden room outbuilding to side of existing property and relocation of existing gatepost

PL/22/2054/FA – Condition permission - *Great Missenden Parish Council. 18.07.22. No objection but query that the development leaves no property rear access or provision for bin storage.*

Planning Officers response: The queries pertain to matters that are not planning consideration.

Refused permission PL/22/0645/FA - but now, whilst the design and proposed finish of the outbuilding remains the same, it is considered that its siting behind the main dwelling's building line as well as the proposed timber screening will obscure large sections of the development and as a result, it will appear less prominent and incongruent particularly when viewed within the street scene.

Furthermore, the scale of the development has been reduced.

3. Coppice Chiltern Road Ballinger Buckinghamshire HP16 9LJ

Alterations to garage to provide first floor accommodation and first floor side extension to link main house and garage. Ref. No: PL/22/2120/FA | Validated: Tue 14 Jun 2022 | Status:

RECOMMENDATION: Refuse permission

For the following reasons:-

1. Due to the nature of the proposed works, as well as the siting of mature trees and woodland near to the application site/dwelling, a Preliminary Ecological Appraisal or Preliminary Roost Assessment is required. Without the adequate ecological information, it is not possible to assess the impacts of the development on any potential protected species such as bats, and thus meet the requirements of Section 15 of the National Planning Policy Framework 2021. As there is insufficient information to demonstrate that the proposal would conserve and enhance biodiversity, the proposal is therefore contrary to Policy CS24 of The Core Strategy for Chiltern District, Adopted November 2011; Policy NC1 of The Chiltern Local Plan 1997 (including alterations 1 September 2011) Consolidated September 2007 and November 2011; Section 15 of the National Planning Policy Framework 2021; The Conservation of Habitats and Species Regulations 2017 (as amended); and Sections 40 and 41 of the Natural Environment and Rural Communities Act 2006.

4. Peterley Manor Farm Peterley Lane Prestwood Buckinghamshire HP16 0HH

Erection of mixed use farm building (retail (Use Class E), storage (Use Class B8) and function space)

Ref. No: PL/22/1687/FA | Validated: Tue 14 Jun 2022 | Status: Conditional Permission with ecological enhancement condition 7 as requested by GMPC as green belt location.

5. Tyseley Grimms Hill Great Missenden Buckinghamshire HP16 9BG

Demolition of existing garage and erection of garage with room in roof, utility room and workshop and link to house (retrospective amendment to planning permission PL/20/0085/FA)

Ref. No: PL/22/1660/FA | Validated: Thu 16 Jun 2022 | Status: Conditional Permission. It is acknowledged that the Parish Council have raised concerns regarding vision splays when entering and exiting the site and the level of off street parking spaces. No changes are being made to the vehicular

access and no material changes to parking availability have occurred compared to the previous granted permission (ref. PL/20/0085/FA). As such, no objections are raised in this respect.

P2022/48 Matters for information

P2022/49 Date of Next Meeting – Monday 3rd October 2022 @ 7.30pm

Tracy Georgiades, Deputy Clerk to Great Missenden Parish Council

5 September 2022

Clerk . is inviting you to a scheduled Zoom meeting.

Topic: GMPC Planning Committee

Time: Sep 5, 2022 07:30 PM London

Join Zoom Meeting

<https://us06web.zoom.us/j/81133926108?pwd=RHRBbnBXN1YzWFBxekdjQ1bDk4dz09>

Meeting ID: 811 3392 6108

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