



**Agenda for the Planning Committee Meeting**  
**Tuesday 1 November 2022**  
**At 7.30 pm in the Committee Room of the Memorial Hall,**  
**Great Missenden**

Also via Zoom: <https://us06web.zoom.us/j/85714112603?pwd=dW9BdmsyVDhkWVhV2Y1RXNGZlpEdz09>

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:**

**P2022/66 Apologies:**

**P2022/67 Declarations of Interest:**

**P2022/68 Minutes:** Minutes of the meeting held on **Monday 3rd October** 2022 for signing.

**P2022/69 Matters arising**

1. **Station Approach** - PL/21/0534/FA – This application will not be heard until 2023.
2. **6 Rignall Road, Great Missenden** – Enforcement is contacting Building Regs re building in wood. Building regulations may be required if the floor area is between 15 and 30 square metres from the boundary and is constructed of non-combustible materials.
3. **Arki's farm, Rignall road PL/21/3837/FA** – there has been no response from BC in lieu of Dept. of Levelling Up - complaint reference 1925021 was lodged. See Noise condition, **item 6**.
- 4 **Harj Farm** - (A4128 Missenden Road south of Peterley Lane/Perks Lane junction) - on one side there is a house in garden development which would be acceptable but on the other side there is a agricultural building conversion into a house and a paddock used as garden. Enforcement case ES/22/00316/OPDEV
5. **Land Adj To The Ferns 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. This Enforcement breach case ES/22/00346/NAPP.
6. **Cherry Trees Broombar Lane Great Missenden HP16 9JD** - PL/21/4661/FA 01/02/22 Condition 7 - following the letter of 10<sup>th</sup> October on enforcement cases Ms Penney notes the comments raised by the Parish and the formal complaint request has been forwarded to BC Enforcement Complaints Team.
7. **Leather Lane Oak** - The tree itself sits within a parcel of land which has already been through the schedule 17 process, the approval of which was received from Buckinghamshire Council earlier on this year. GMPC are encouraging BC to review and HS2 to update the community on any decisions which are made around the tree, as this is topic is a key agenda item in regular discussions with combined parish councillors from Great Missenden and The Lee. There is a meeting of the campaigners on 29 October.
8. **Chestnut House Broombar Lane Great Missenden HP16 9JD PL/22/1223/CONDA** Approval of Condition 15 (Ecological Enhancements) or planning permission PL/19/4163/A – A letter has been sent to enforcement and to the eco team leader calling for a site visit.
7. **BC Planning Policy Team Wider Call for Sites:** no response has been received to emails sent to BC Planning Policy Team to learn more about the consultation and the sites. On 11<sup>th</sup> October a senior policy officer advised that they were unable to meet with the Parish Council, however if the Parish Council have any specific questions about the process they would be happy to answer them via email.
8. County Councillor Heather Wallace is on the East Bucks Planning Committee, would the Planning Committee like to invite her the monthly Parish Council Planning meeting?

## **P2022/70 PLANNING APPLICATIONS for consideration**

### **Summary of Applications for Great Missenden Parish validated and up to date as at midday on Wednesday 26<sup>th</sup> October 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. 50 Church Street Great Missenden Buckinghamshire HP16 0AZ**

Approval of conditions 3 (proposed joinery for the orangery), 4 (proposed materials and any openings for the proposed roof lantern) and 5 (works above slab level, details of the proposed brick bond) of planning permission PL/22/1773/HB - Listed building consent for demolition of conservatory and erection of single storey rear extension, internal alterations and refurbishment  
Ref. No: PL/22/3607/CONDA Validated: Wed 12 Oct 2022 **Determination Date:** Wed 04 Jan 2023

#### **2 12 Tulkers Close Prestwood Buckinghamshire HP16 0SH**

First floor side extension and part garage conversion  
Ref. No: PL/22/3496/FA Validated: Thu 06 Oct 2022 **Determination Date:** Thu 01 Dec 2022

#### **3 Arki's Farm Aylesbury Road Great Missenden Buckinghamshire HP16 9LS**

Approval of condition 6 (written scheme for protecting nearby residents from noise from dogs and ancillary operations) of planning permission PL/21/3837/FA - Change of Use of Land To Sui Generis, Mixed Agriculture and Dog Recreation Use  
Ref. No: PL/22/3495/CONDA Validated: Tue 04 Oct 2022 **Determination Date:** Tue 27 Dec 2022

#### **4 4 Upper Hollis Great Missenden Buckinghamshire HP16 9HP**

Single storey rear extension, front porch, roof alterations to include an increase in height, rear and side gable extensions, 2 front dormers and 3 front and 1 rear rooflights, garage conversion to living space, changes to doors and windows, solar panels on rear roof and change of materials to light coloured render. Outdoor pool and associated store, detached double garage to front and laying of hardstanding.  
Ref. No: PL/22/3461/FA Validated: Tue 18 Oct 2022 **Determination Date:** Tue 13 Dec 2022

#### **5 Peterley Corner Farm Wycombe Road Prestwood Buckinghamshire HP16 0HJ**

Variation of Condition 8 (Approved Plans) of Planning Permission CH/2017/2121/FA (Demolition of existing house and outbuildings, erection of replacement dwelling and detached carport) to allow for changes to carport (part retrospective).  
Ref. No: PL/22/3438/VRC Validated: Mon 03 Oct 2022 **Determination Date:** Mon 28 Nov 2022

#### **6 Howards Brickworks Honor End Lane Prestwood Buckinghamshire HP16 9QZ**

Single dwelling.  
Ref. No: PL/22/3402/FA | Validated: Tue 18 Oct 2022 **Determination Date:** Tue 13 Dec 2022

#### **7 17 Upper Hollis Great Missenden Buckinghamshire HP16 9HP**

Loft conversion with 4 side rooflights, infill of inset window, solar panels to side roofs and changes to windows  
Ref. No: PL/22/3414/FA Validated: Tue 27 Sep 2022 **Determination Date:** Tue 13 Dec 2022

#### **8 Ballinger Grove Village Road Ballinger Buckinghamshire HP16 9LQ**

Approval of Condition 2 (Hardstanding materials) of planning permission PL/21/1256/FA (Change of use of land to residential and conversion of barn involving changes to doors, windows and external materials, to form ancillary living space)  
Ref. No: PL/22/3393/CONDA Validated: Thu 29 Sep 2022 **Determination Date:** Thu 22 Dec 2022

**9 Pool Meadow Broomfield Close Great Missenden Buckinghamshire HP16 9HX**

Part two storey / part single storey rear extension and single storey front extension; demolition of existing attached garage.

Ref. No: PL/22/3368/FA | Validated: Mon 26 Sep 2022 **Determination Date:** Mon 21 Nov 2022

**10 29 Wren Road Prestwood Buckinghamshire HP16 0SB**

Certificate of Lawfulness for proposed side and rear single storey extension

Ref. No: PL/22/3328/SA | Validated: Thu 13 Oct 2022 **Determination Date:** Thu 08 Dec 2022

**11 168 Wycombe Road Prestwood Buckinghamshire HP16 0HJ**

Two storey rear extension

Ref. No: PL/22/3329/FA Validated: Fri 21 Oct 2022 **Determination Date:** Fri 16 Dec 2022

**12 Chequers Corner Moat Lane Prestwood Buckinghamshire HP16 9BY**

Certificate of lawfulness for proposed installation of solar panels on south facing roof of property.

Ref. No: PL/22/3228/SA | Validated: Tue 13 Sep 2022 **Determination Date:** Tue 08 Nov 2022

**P2022/71 Correspondence:-**

a) Appeals - correspondence from Buckinghamshire Council regarding appeal cases – status as at 26<sup>th</sup> October 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 . Linked case to lead case: 3297304 Hearing on 5th July.  
**APPEAL DECISION on Land Adjacent to Hampden Farm** – Hearing Decision - **Dismissed** – on basis on grounds of Green Belt and preserving the rural character of the area for our community.
- 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 26<sup>th</sup> October 2022 have submitted a series of outcomes of planning applications. See list below.

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

- 1. Kimba Stud Farm** – enforcement notice breach of planning control para a) s171A (1) – the unauthorised change of use of the land to agricultural and equestrian purposes and the unauthorised erection of a covered manege and construction of an uncovered manege and associated fencing. Notice issued because harmful to the openness of the Green Belt.
- 2. Proposed development on Greenlands Lane has been dismissed** under reference 3297304  
If you are interested in the appeal decisions they are available at <https://acp.planninginspectorate.gov.uk/> The main reason for refusal relates to the adverse impact on the Green Belt and AONB. There are some interesting references to Landscape Descriptions.
- 3. 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.  
**Conditional permission**

Does the proposal impact on biodiversity and green infrastructure? No

It is noted that the **Parish Council** have commented with concerns regarding loss of trees and hedging. It is noted that the front hedging will be retained. In respect to trees on site, the submitted Arboricultural Statement states that 'no trees require removal as part of development. It is noted that there are several trees on the northern boundary of the rear garden that are dead. It is expected these would be removed in the near future'. Given that no trees on site are protected, these can be removed at any time. A Preliminary Ecological Appraisal has been submitted alongside this application. The report states that 'No bats or evidence of bats was recorded during the external inspection of the property and detached garage and externally there were no visible features which could be utilised by roosting bats'. Furthermore, the report states that 'No bats or evidence of bats was recorded during the internal inspection of the loft space and internally there appeared to be no roosting opportunities for bats within the loft'. It is deemed appropriate to add informatives to the decision notice drawing the applicant attention to their duty in respect to the discovery of potential species during construction.

**4. 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. **Conditional permission**

It is noted that the **Parish Council** have commented in respect to submission of an ecology report. Taking into account the previous decision, given this level of development within a relatively built up area, an informative shall be applied to the decision notice reminding the applicant's legal duty in the event of the discovery of bats.

**5. Wardes Close – Enforcement breach issued in October for without planning permission erection of fence within 2 metres boundary fence. Removal required.**

**6. The Pheasant Village Road Ballinger Buckinghamshire HP16 9LF**

Vehicular access and gate. **Refusal** over visibility concerns which likely to falls significantly below the required standard.

**7. Oakley House Clarendon Road Prestwood Buckinghamshire HP16 0PL**

Demolition of garage and erection of single storey side and rear extensions and rear porch canopy **Conditional permission** - GMPC does not object in principle but find no ecology improvement proposed. As stated on 21.09.2022 The Parish Council's comment is noted, but it would not be reasonable to request such enhancements given that none were required or sought in relation to the previously approved scheme

**8. St Claire Spurlands End Road Great Kingshill Buckinghamshire HP15 6HY**

Demolition of existing garage, two storey front and side extensions, single storey front and rear extensions, new rear dormer and additional 4 rooflights, changes to windows and doors, new finishing materials, new front wall and vehicular access Reference PL/22/2430/FA

**Conditional permission** - development considered to accord with all relevant Development Plan policies

GMPC Objects by majority vote. The application is an overdevelopment of the plot and adversely impacts street scene, neighbouring properties and garden amenity space.'

**P2022/72 Matters for information**

**P2022/73 Date of Next Meeting – Monday 5<sup>th</sup> December 2022 @ 7.30pm**

Clerk . is inviting you to a scheduled Zoom meeting.

Topic: Planning Committee

Time: Nov 1, 2022 07:30 PM London

Join Zoom Meeting

<https://us06web.zoom.us/j/85714112603?pwd=dW9BdmsyVDhkWVVhV2Y1RXNGZlpEdz09>

Meeting ID: 857 1411 2603

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