



**Agenda for the Planning Committee Meeting**  
**Monday 3 October 2022**  
**At 7.30 pm in the Committee Room of the Memorial Hall,**  
**Great Missenden**

Also via Zoom: <https://us06web.zoom.us/j/88964776133?pwd=SmxqTm9SQXF3U2U4ZTE2cld3bWh0Zz09>

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:**

**P2022/50 Apologies:**

**P2022/51 Declarations of Interest:**

**P2022/52 Minutes:** Minutes of the meeting held on **Monday 5<sup>th</sup> September 2022** for signing.

**P2022/53 Matters arising**

1. **Station Approach** - PL/21/0534/FA – This application will not be heard until 2023. Following problem parking reports from the residents of Walnut Close we could highlight such problems to the case officer. The Station Approach development has potential to only exacerbate parking issues in the village and the planning permission would benefit from review.
2. **6 Rignall Road, Great Missenden** – no response from Building Regs re building in wood.
3. **Arki's farm, Rignall road PL/21/3837/FA – letter sent to the Planning Inspectorate to the Permanent Secretary, Department of Levelling Up, Housing & Communities** - there has been no response from BC in lieu of Dept. of Levelling Up since the July complaint reference 1925021 was lodged.
4. **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. Enforcement responded confirming the location as Harj Farm (A4128 Missenden Road south of Peterley Lane/Perks Lane junction) further information is being chased from the case officer.
5. **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. The Clerk is waiting on a response from [planningenforcement@buckinghamshire.gov.uk](mailto:planningenforcement@buckinghamshire.gov.uk)
6. **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.

**P2022/54 PLANNING APPLICATIONS for consideration**

**Summary of Applications for Great Missenden Parish validated and up to date as at midday on Wednesday 28<sup>th</sup> September 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. Highways 159 Wycombe Road Prestwood Buckinghamshire HP16 0HJ**

Part single/part two storey front, side and rear extensions, front porch, roof alterations including raising the ridge height and 2 front and 2 rear dormers to create first floor accommodation (amendment to planning permission PL/21/4513/FA). (PL/21/4513/FA was given conditional permission on 7 September; GMPC did not object.)

Ref. No: PL/22/3234/FA | Validated: Thu 22 Sep 2022 **Determination Date: Thu 17 Nov 2022**

- 2. 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**
- 3. Withywell House 36 Upper Hollis Great Missenden Buckinghamshire HP16 9HP**  
 Non Material Amendment to planning permission PL/21/4791/FA (Part single/part two storey side and front extensions, raising roof of existing single storey side extension, detached garage and changes to fascia materials) to allow for changes to approved windows and door, two additional windows, two additional rooflights and garage pedestrian door.  
 Ref. No: PL/22/3154/NMA | Validated: Fri 09 Sep 2022 | **Determination Date: Fri 07 Oct 2022**
- 4. Pine Ridge Nags Head Lane Great Missenden Buckinghamshire HP16 0ER**  
 Demolition of existing house and attached garage and erection of two detached houses with surface parking, and relocation of the existing vehicular access  
 Ref. No: PL/22/3145/FA | Validated: Mon 12 Sep 2022 | **Determination Date: Mon 07 Nov 2022**
- 5. Hedgesparrow Cottage Potter Row Great Missenden Buckinghamshire HP16 9LT**  
 First floor rear extension; gable roof extensions over front and rear dormers; conversion of flat roof on single storey side projection to pitched roof with 4 rooflights; addition of 2 side rooflights to main roof; demolition of existing garage and erection of detached garage  
 Ref. No: PL/22/3110/FA | Validated: Fri 09 Sep 2022 | **Determination Date: Fri 04 Nov 2022**
- 6. Broadoak Rignall Road Great Missenden Buckinghamshire HP16 9PE**  
 Part single/part two storey side and rear extensions, relocation of front door with new porch and changes to windows and doors.  
 Ref. No: PL/22/3108/FA | Validated: Thu 08 Sep 2022 | **Determination Date: Thu 03 Nov 2022**
- 7. Haresway Nags Head Lane Great Missenden Buckinghamshire HP16 0HD**  
 Erection of detached dwelling with associated forecourt parking, bin storage and air source heat pump following demolition of existing dwelling.  
 Ref. No: PL/22/3092/FA | Validated: Tue 06 Sep 2022 | **Determination Date: Tue 01 Nov 2022**
- 8. Syringa Ballinger Road South Heath Buckinghamshire HP16 9LQ**  
 Approval of condition 07 (Natural England) 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/22/3071/CONDA | Validated: Wed 31 Aug 2022 | **Determination Date: Wed 23 Nov 2022**
- 9. Applemead Elmhurst High Street Great Missenden Buckinghamshire HP16 9AA**  
 T1 - Sycamore - pruning of two branches back to branch collars on main stem, T2 - Walnut - crown reduction to first good growth point above previous pruning cuts (Great Missenden Conservation Area) Ref. No: PL/22/3064/KA | Validated: Tue 30 Aug 2022 | **Determination Date: Tue 11 Oct 2022**
- 10. 5 Honorwood Close Prestwood Buckinghamshire HP16 9HH**  
 Garage conversion to living space with a single storey rear extension Open for comment icon  
 Ref. No: PL/22/3072/FA | Validated: Wed 31 Aug 2022 | **Determination Date: Wed 26 Oct 2022**
- 14. 5 Augustine Mews Great Missenden Buckinghamshire HP16 0AS**  
 Installation of 2 sun tunnel roof lights on the south elevation  
 Ref. No: PL/22/2974/FA | Validated: Mon 05 Sep 2022 | **Determination Date: Mon 31 Oct 2022**

**15. 9 Fairfields Great Kingshill Buckinghamshire HP15 6EP**

Demolish existing garage outbuilding and erection of a single storey rear extension, extend existing vehicular access

Ref. No: PL/22/2774/FA | Validated: Fri 02 Sep 2022 | **Determination Date: Fri 28 Oct 2022**

**16. 31 Clare Road Prestwood Buckinghamshire HP16 ONU**

Certificate of Lawfulness for proposed vehicular access

Ref. No: PL/22/2456/SA | Validated: Wed 31 Aug 2022 | **Determination Date: Wed 26 Oct 2022**

**17. 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 | Determination Date: Fri 21 Oct 2022**

**P2022/55 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 OHH.** 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 28<sup>th</sup> September 2022 have submitted a series of outcomes of planning applications. See list below.

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

1. **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 | **CONDITIONAL APPROVAL**

**PARISH COUNCIL**

GMPC Objects: there is the proposed removal of a number of trees. The Parish Council believe that these should be replaced in addition to the Biodiversity Plan approved under PL/21/4614/CONDA.

**Officer Note:** The trees that have been removed from site were removed prior to the determination of PL/21/4614/CONDA. As part of this discharge of conditions application, the Tree Officer confirmed that he had no objection to their loss, subject to the inclusion of tree protection fencing around the remaining trees in accordance with the details shown within the submitted documents. The Ecology Officer was also consulted on the discharge of conditions application and confirmed that the replacement planting and biodiversity enhancement measures were satisfactory and therefore sufficient to discharge the relevant conditions.

2. **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 **GMPC does not object:** Tree report is comprehensive and includes felling 12 trees. The Parish Council would like to see a replacement policy for the trees and ecological

enhancement. Decision made on 8 September before Parish could comment. **No TPO** (and no conditions) A Tree Condition Survey has been carried out on 331 trees on the site. This has identified the most obvious urgent work, which is particularly related to ash dieback. The following recommendation is made having regard to the above and also to the content of the Human Rights Act 1998.

**2. 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

Determination 12 Sep : **Conditional Permission** given before GMPC could comment. **GMPC does not object** but the committee know there are bats in the area and there is no ecology report. The Parish do not object to tree reduction but there should be some ecology mitigation.

**3. 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 | Determination 9 Sep: Conditional Permission given before GMPC could comment. **GMPC does not object** but the Council seeks tree replacement policy for tree loss and an ecological enhancement.

**4. Cherry Trees Broombar Lane Great Missenden Buckinghamshire HP16 9JD**

Variation of condition 11 (approved plans) of planning permission PL/21/4661/FA (Demolition of existing bungalow and erection of new dwelling) to allow repositioning of dwelling

Ref. No: PL/22/2352/VRC | Validated: Tue 19 Jul 2022 | Status: CONDITIONAL PERMISSION

**PARISH COUNCIL** 'GMPC Objects as the Council cannot see any plans to discharge PL/21/4661/FA Condition 7 – parking requirement'

**5. CONSULTATIONS**

Highways Authority (received 23rd August 2022): 'From a highways perspective, the plans do not propose a material difference and the principle remains the same. I therefore have no further comments to add and my original response still stands.'

Officer's note: In respect to the previous application, the former consultee responses (including the recommendations by the Ecology Officer) are still of relevance and any previous applicable conditions will be included within the decision.

**P2022/56 Matters for information**

**P2022/57 Date of Next Meeting – Monday 1<sup>st</sup> November 2022 @ 7.30pm**

Tracy Georgiades, Deputy Clerk to Great Missenden Parish Council

3 October 2022

Clerk . is inviting you to a scheduled Zoom meeting.

Topic: Planning Committee Meetings

Time: Oct 3, 2022 07:30 PM London

Join Zoom Meeting

<https://us06web.zoom.us/j/88964776133?pwd=SmxqTm9SQXF3U2U4ZTE2cld3bWlh0Zz09>

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