



**Minutes for the Planning Committee Meeting**  
**Held at 7.30 pm on**  
**Monday 3<sup>rd</sup> October 2022, Memorial Hall, Committee Room**

**Meeting commenced:** 7.32 pm

**Public Forum:** None.

**Present during the meeting:** I Lovegrove (Chair)  
Cllrs: L Cook, J Gladwin, M Johnstone, S Rhodes, C Bunting, V Marshall, J Brooke, R Pusey

**Also present:** Tracy Georgiades, Deputy Clerk

**P2022/58 Apologies:** Cllr. S Humphreys

**P2022/59 Declarations of Interest:**

**P2022/60 Minutes:** it was agreed by all that the Minutes of the meeting held on Monday 5<sup>th</sup> September 2022 should be signed as a correct record.

**P2022/61 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. BC knows access to the Red Lion development is a key part of the situation and will add to traffic and that it needs to be considered. The application has moved to 2023 because BC have to assess the impact on woods within 12.6 km of an application to see if there is an impact on recreational space. Great Missenden Village falls within the 12.6 km radius of Tring woods SSSI, and as such the County Council now need to consider the impact of housing at the station. Ashridge, Tring and Burnham Woods are suffering from being overrun with people.
- 2. 6 Rignall Road, Great Missenden** – no response from Building Regs re building in wood which is a highly combustible material used within 1 metre of the other property boundary margin.
- 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. The Parish will write to S Bambrick to followup up on his written agreement to seek legal advice on how to protect residents from dog business being run there and D Eggleton to see what is happening on the failure of process and to the Head of Highways.
- 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. [case ref ES/22/00346/NAPP](https://www.buckinghamshire.gov.uk/case-ref/ES/22/00346/NAPP). The Clerk is waiting on a response from [planningenforcement@buckinghamshire.gov.uk](mailto:planningenforcement@buckinghamshire.gov.uk)

We have requested that BC check this property because of encroachment on the Highway. It is not happening through the enforcement email address so the Parish will include the property in the letter to S Bambrick and D Eggleton.

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. The Clerk to pursue a meeting.

#### P2022/62 Planning Applications –

**Consideration of the following applications for Great Missenden Parish, validated and up to date as at midday on Wednesday, 28<sup>th</sup> September, is as follows:**

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 Determination Date: Thu 17 Nov 2022 **GMPC does not object.**
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 Determination Date: Tue 08 Nov 2022 **GMPC does not object.**
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 Determination Date: Fri 07 Oct 2022 **GMPC does not object.**
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 Determination Date: Mon 07 Nov 2022  
**The Parish Council object** to 4 bedroom houses and would prefer to see smaller houses for which there is a need in the community and the parking is unsatisfactory for the size of houses and a 3 point turn. The committee would like to see a demo of the turning spaces and manoeuvrability on the site plan. It is imperative that a viable construction traffic plan is formulated.
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 Determination Date: Fri 04 Nov 2022 **GMPC does not object.**
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 Determination Date: Thu 03 Nov 2022 **GMPC does not object.**

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 Determination Date: Tue 01 Nov 2022 **GMPC does not object.**
  
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  
Determination Date: Wed 23 Nov 2022 **GMPC does not object.**
  
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 Determination Date: Tue 11 Oct 2022 **GMPC does not object.**
  
10. **5 Honorwood Close Prestwood Buckinghamshire HP16 9HH**  
Garage conversion to living space with a single storey rear extension  
Ref. No: PL/22/3072/FA Determination Date: Wed 26 Oct 2022  
**GMPC has no objections** to the subject Application, however would ask that the LA 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. It should also include provision from BC to ensure that sufficient residual parking remains.
  
11. **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 Determination Date: Mon 31 Oct 2022 **GMPC does not object.**
  
12. **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 Determination Date: Fri 28 Oct 2022  
**GMPC has no objections** to the subject Application, however would ask that the LA 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. It should also include provision from BC to ensure that sufficient residual parking remains.
  
13. **31 Clare Road Prestwood Buckinghamshire HP16 0NU**  
Certificate of Lawfulness for proposed vehicular access  
Ref. No: PL/22/2456/SA Determination Date: Wed 26 Oct 2022 **GMPC does not object**
  
14. **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 Determination Date: Fri 21 Oct 2022 **GMPC does not object**

P2022/63 **Correspondence:-**

- a) **Appeals** - correspondence from Buckinghamshire Council regarding appeal cases – status as at 28<sup>th</sup> September 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) All correspondence from Buckinghamshire Council regarding recent outcomes of planning applications,  
that have been decided up to 28<sup>th</sup> September, were reviewed and accepted.

P2022/64 **Matters for information**

In BC's Newsletter: "News for Town and Parish Councils from Buckinghamshire Council" dated 3 October there is a change to the Call-in rights of Parish Councils. The main change is that the PC will be required to call-in an application within 28 days of receipt of the Planning Application. After consideration of this change, it was agreed to circulate BC's East Area weekly list of planning applications to the planning committee to mitigate the risk of the committee missing a call-in application as deemed necessary.

P2022/65 **Date of the Next Meeting: Monday 1<sup>st</sup> November, Great Missenden Memorial Hall, Committee Room.**  
Tracy Georgiades, Deputy Clerk to the Council 3 October, 2022

**Meeting Closed: 8.38 pm**