



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

Also via Zoom: <https://us06web.zoom.us/j/82722150650?pwd=cUtZTkcxckY1TlB3Q2l3blJSNTVWUT09>

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:

P2022/81 Apologies:

P2022/82 Declarations of Interest:

P2022/83 Minutes: Minutes of the meeting held on **Tuesday 1st November 2022** for signing.

P2022/84 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. BC state the site is in compliance with Building Regs due to the fact that the building has a metal roof, a fires resistant lining to the inside and a coating to the external surfaces that brought the spread of flame down to an acceptable level.
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. Noise condition PL/22/3495/CONDA has been updated on the Planning Portal. Stuart Goodbun from Environmental Health writes that : The Noise Management plan submitted by Clarke and Saunders on the 3rd of November 2022, satisfies the requirements for Condition 6 (written scheme for protecting nearby residents from noise from dogs and ancillary operations). This scheme shall be fully adopted, in all parts and maintained fully at all times by the applicant or their agent, to ensure compliance with said condition.
Informative as per article 2 of the scheme. The applicant is to ensure the relevant licensing regulations are adhered to at all times during site operation. That all relevant administration for said licensing is complied with at all times during site operation.
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. A planning application was received Harj Farm : PL/22/3395/FA – Barn to South of Peterley OS Field. The Parish responded with a CALL IN from the Clerk.
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. Enforcement breach case ES/22/00346/NAPP. Cllr Rhodes contact the GPO and was informed the post box was on private land and there were other post boxes nearby and did he want to request a relocated post box and if not, the post office would close the enquiry. BC Planning have stated no breach of planning in location of the fence. An enquiry continues with Highways.
6. **Cherry Trees Broombar Lane Great Missenden HP16 9JD** - PL/21/4661/FA 01/02/22 Conditional Permission – Enforcement of Condition 7 – scheme for parking and manoeuvring - following the letter of 10th 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. BC say it has not been necessary to alter the parking scheme prior to commencement of the condition and

that whilst the removal of the verge opposite the property at Cherry Trees is regrettable it is expected the verge/bank will be reinstated into the existing topography.

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. Following the meeting of the campaigners on 29 October the status quo continues.
8. **Chestnut House Broombar Lane Great Missenden HP16 9JD PL/22/1223/CONDA** Discharge 9 May 2022 of 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. BC say the Enforcement investigation ref: ES/22/00324/BOC remains open but not available for public viewing.
9. **The Pheasant, Village Road, Ballinger, Buckinghamshire, HP16 9LF – PL/22/3643/FA** single storey detached outbuilding north of dwelling submitted in November. This follows the refused submission PL/22/2629/FA – vehicular access and gate submitted in September. The Parish responded with CALL IN from the Clerk.

P2022/85 PLANNING APPLICATIONS for consideration

Summary of Applications for Great Missenden Parish validated and up to date as at midday on Wednesday 29^h November 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. **Missenden Abbey High Street Great Missenden Buckinghamshire HP16 0BD**
[Approval of condition 6 \(sound amplification equipment\) of planning permission PL/22/2246/VRC- Removal of condition 5 \(no sound amplification\) of planning permission PL/19/3764/FA \(Continued seasonal erection of marquee for five years\)](#)
Ref. No: PL/22/3899/CONDA | Validated: Fri 25 Nov 2022 | Determination Date: Fri 17 Feb 2023
2. **Rose Tree Cottages 14 Sixty Acres Road Prestwood Buckinghamshire HP16 0PD**
[Demolition of conservatory and erection of two storey side extension.](#)
Ref. No: PL/22/3893/FA | Validated: Mon 28 Nov 2022 | Determination Date: Mon 23 Jan 2023
3. **Over Hampden Prestwood Buckinghamshire HP16 9DZ**
[First floor rear extension](#)
Ref. No: PL/22/3870/FA | Validated: Tue 08 Nov 2022 | Determination Date: Tue 03 Jan 2023
4. **29 Lodge Lane Prestwood Buckinghamshire HP16 0SU**
[Single storey side and rear extensions, demolition of conservatory, new side window, access ramp with handrails to rear garden.](#)
Ref. No: PL/22/3877/FA | Validated: Tue 08 Nov 2022 | Determination Date: Tue 03 Jan 2023
5. **Withywell House 36 Upper Hollis Great Missenden Buckinghamshire HP16 9HP**
[Part single/part two storey side and front extensions, raising roof of existing single storey side extension, detached garage and changes to fascia materials.](#)
Ref. No: PL/22/3876/FA | Validated: Tue 08 Nov 2022 | Determination Date: Tue 03 Jan 2023
Other associated refs: PL/21/4791/FA, PL/22/3154/NMA

6. **Holly Hatch Cottage Nags Head Lane Great Missenden Buckinghamshire HP16 0HD**
[Approval of condition 2 \(Schedule of Materials\) of planning permission PL/22/2748/DE - 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/22/3843/CONDA | Validated: Fri 04 Nov 2022 | Determination Date: Fri 27 Jan 2023
7. **Holly Hatch Cottage Nags Head Lane Great Missenden Buckinghamshire HP16 0HD**
[Non material amendment to planning permission PL/22/2478/DE \(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.\) to allow for changes to balcony with supporting posts added, alterations to windows, dwelling rotated by 1 degree clockwise to fit better on the site and changes to materials.](#)
Ref. No: PL/22/3842/NMA | Validated: Fri 04 Nov 2022 | Determination Date: Fri 02 Dec 2022
8. **Toridge Copes Road Great Kingshill Buckinghamshire HP15 6JE**
[Single and two storey rear, side and front extensions retaining existing access and parking](#)
Ref. No: PL/22/3813/FA | Validated: Wed 02 Nov 2022 | Determination Date: Wed 28 Dec 2022
9. **Land South Of Ballinger House Village Road Ballinger Buckinghamshire HP16 9LQ**
[Conservation lake](#)
Ref. No: PL/22/3791/FA | Validated: Fri 25 Nov 2022 | Determination Date: Fri 20 Jan 2023
10. **St Claire Spurlands End Road Great Kingshill Buckinghamshire HP15 6HY**
[Variation of Condition 9 \(Approved Plans\) of planning permission PL/22/2430/FA \(Demolition of existing garage, two storey front and side extensions, single storey front and rear extensions, new rear dormer and additional 4 rooflights, changes to windows and doors, new finishing materials, new front wall and vehicular access\) to allow for minor changes to the entrance area and rear.](#)
Ref. No: PL/22/3770/VRC | Validated: Mon 31 Oct 2022 | Determination Date: Mon 26 Dec 2022
11. **Whitcroft Broombar Lane Great Missenden Buckinghamshire HP16 9JD**
[Single storey flat roof rear extension, two first floor side dormer windows and roof lights to side elevations, front porch and side door extensions, part demolition of single-storey flat roof utility room, alterations to some windows and doors and the addition of a window to front elevation](#)
Ref. No: PL/22/3757/FA | Validated: Mon 31 Oct 2022 | Determination Date: Mon 26 Dec 2022
12. **Ballinger House Village Road Ballinger Buckinghamshire HP16 9LQ**
[Approval of conditions 4 \(levels\), 5 \(soil from basement\) and 8 \(materials\) of planning permission PL/21/4044/FA \(Demolition of existing dwelling and erection of a new dwelling\)](#)
Ref. No: PL/22/3731/CONDA | Validated: Thu 27 Oct 2022 | Determination Date: Thu 19 Jan 2023
13. **Annies Farm Hotley Bottom Lane Prestwood Great Missenden**
[Erection of stables and construction of a manege](#)
Ref. No: PL/22/2253/FA | Validated: Mon 14 Nov 2022 | Determination Date: Mon 09 Jan 2023
14. **St Annes, Blackthorne Lane, Ballinger, Buckinghamshire HP16 9LN**
[Demolish existing rear conservatory and erection of a single storey rear extension with gable roof](#)
Ref. No: PL/22/3652/FA | Validated: Wed 19 Oct 2022 | Determination Date: Wed 14 Dec 2022

15. Havenfields Aylesbury Road Great Missenden Buckinghamshire HP16 9LS
Brickwork piers with metal gates and railings to form entrance.
Ref. No: PL/22/3597/FA | Validated: Mon 17 Oct 2022 | Determination Date: Mon 12 Dec 2022

16. 29 Wren Road Prestwood Buckinghamshire HP16 0SB
Single storey side and rear extensions and a new roof above existing garage and front porch
Ref. No: PL/22/3668/FA | Validated: Thu 20 Oct 2022 | Determination Date: Thu 15 Dec 2022
At the November committee meeting **29 Wren Road** submitted a **Certificate of Lawfulness for proposed side and rear extension PL/22/3328/SA**. The committee responded with No Objection but the committee think the extension is significantly impacting the garden amenity. Pending: 8 December 2022

17. The Roses Trafford Road Great Missenden Buckinghamshire HP16 0BT
Additional side windows, front dormer window and 1 rear and 2 front rooflights. Open for comment icon
Ref. No: PL/22/3784/FA | Validated: Wed 19 Oct 2022 | Determination Date: Wed 14 Dec 2022

P2022/86 Correspondence:-

a) Appeals - correspondence from Buckinghamshire Council regarding appeal cases – status as at 29th November 2022:

- 1. 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 29th November 2022 have submitted a series of outcomes of planning applications. See list below.

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

- 1. 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 | Status: Conditional Permission
PARISH COUNCIL
GMPC does not object but the committee are mindful of the neighbour's comments on the change of ridge height. The change is a loss of a green roof to tile and thus the loss of a biodiversity gain
CONCLUSION
Condition 7 required the submission of a scheme of ecological improvements to be submitted to and approved in writing by the Local Planning Authority, this was undertaken and approved under application reference PL/21/2827/CONDA. The wording of this condition will therefore be amended to ensure that the biodiversity enhancement measures approved under this discharge of conditions application are implemented prior to occupation of the development. The other conditions attached to the original scheme remain relevant and so will be included on any consent granted.
- 2. 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: Conditional Permission
PARISH : GMPC does not object as there are no material changes to the house. GMPC's main consideration on the proposal change dormer windows to a more modern style and submit an ecology statement

CONCLUSION: On balance, the proposed works, when taken in conjunction with the existing additions and works to the property so far, would not comprise a disproportionate addition to the original dwelling and would be acceptable in Green Belt term.

This permission is granted on condition (8) that none of the trees or hedges on the site, other than any submitted for approval under this permission or any shown to be removed on the plans hereby approved, shall be felled, topped, lopped or uprooted, for a period of five years from the date of implementation of this permission.

Furthermore, the existing soil levels around the boles of the trees so retained shall not be altered. The applicant is reminded that, under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended) (section 1) it is an offence to: deliberately capture, injure or kill a bat; intentionally, recklessly or deliberately disturb a roosting or hibernating bat; intentionally or recklessly obstruct access to a roost.

Ref. No: PL/22/3234/FA | Validated: Thu 22 Sep 2022 | Status: Conditional Permission

3. Ardwick Lodge Potter Row Great Missenden Buckinghamshire HP16 9LU

Demolition of existing residential development and the construction of a new dwelling

CALL-IN Councillor MacBean has called-in this application to the Planning Committee if the Case Officer's recommendation is for refusal. However, as the Case Officer's recommendation is for conditional permission, this application and the subsequent decision can be dealt with under delegated powers.

Ref. No: PL/22/2486/FA | Validated: Wed 13 Jul 2022 | Status: Conditional Permission

4. Pennycroft Martinsend Lane Great Missenden Buckinghamshire HP16 9BH

Erection of an outbuilding for an indoor swimming pool, following demolition of existing outbuilding

Ref. No: PL/22/2993/FA | Validated: Tue 30 Aug 2022 | Status: Conditional Permission

PARISH COUNCIL

GMPC does not object to the property changes but the planning committee is concerned about the loss of

trees and significantly the lack of ecology enhancement.

CONDITIONS IMPOSED : 4. No retained trees, hedges or shrubs shall be pruned, felled or removed without the prior

approval of the Local Planning Authority. If during the construction of development, or within a period of 5 years of its completion, any such tree, shrub or hedge dies or becomes damaged, destroyed, diseased or dangerous, it shall be replaced during the following planting season by another health tree, shrub or hedge as the case may be of a similar size and species, unless otherwise approved in writing by the Local Planning Authority. Thereafter any such replacement planting shall be maintained or further replaced as necessary for three years after replacement.

Reason: To ensure satisfactory retention of existing trees, shrubs and hedges and in the long term interests of local visual amenities.

5. The hardstanding hereby permitted shall be constructed in a permeable material.

Reason: To ensure that surface water run-off does not create flood issues in the locality.

6. The pool house outbuilding shall only be used for purposes in connection with and incidental to the occupation of Pennycroft as a private dwelling and shall at no time be used to provide additional living accommodation or be occupied as an independent dwelling unit.

Reason: To protect the amenities of the occupiers of nearby properties.

P2022/87 Matters for information

P2022/88 Date of Next Meeting – Monday 3 January 2023 @ 7.30pm

Tracy Georgiades, Deputy Clerk to Great Missenden Parish Council

5 December 2022

Clerk . is inviting you to a scheduled Zoom meeting.

Topic: Planning Committee Meeting

Time: Dec 5, 2022 07:30 PM London

Join Zoom Meeting

<https://us06web.zoom.us/j/82722150650?pwd=cUtZTkcxckY1TlB3Q2l3blJSNTVWUT09>

Meeting ID: 827 2215 0650

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