



Minutes for the Planning Committee Meeting

Held at 7.30 pm on

Monday 1ST November 2022, Memorial Hall, Committee Room

Meeting commenced: 7.35 pm

Public Forum: Cllr Rhodes declared an interest in item 9.

Present during the meeting: I Lovegrove (Chair)
Cllrs: L Cook, J Gladwin, S Rhodes, V Marshall, R Pusey

Also present: Tracy Georgiades, Deputy Clerk

P2022/74 **Apologies:** Cllr. S Humphreys, C Bunting, J Brooke, M Johnstone

P2022/75 **Declarations of Interest:**

P2022/76 **Minutes:** it was agreed by all that the Minutes of the meeting held on Monday 3rd October 2022 should be signed as a correct record.

P2022/77 **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 forbid a highly combustible building (of a certain area we assume) from being within 1 metre of a boundary with a neighbour.
- 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 3**.
- 4 Harj Farm** - (A4128 Missenden Road south of Peterley Lane/Perks Lane junction) On one side of the road is an apparent large amount of earthworks forging a road across a field and a new entrance built to access the highway. On the other is a brick barn that appears to be displaying features of habitation. 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. 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 – 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.
- 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 11th 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?

P2022/78 **Planning Applications –**

Consideration of the following applications for Great Missenden Parish, validated and up to date as at midday on Wednesday, 26th September, is as follows:

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 **GMPC has no objection**

2 12 Tulkers Close Prestwood Buckinghamshire HP16 0SH

First floor side extension and part garage conversion
Ref. No: PL/22/3496/FA **GMPC are unhappy** with the loss of garage and would question whether parking is adequate without the garage?

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
GMPC Object because all the applicant has done is to resubmit Condition 6 and has not provided a practical scheme or how to implement a resolution. We also advise the applicant is in constant breach of the existing conditions and permission and this has been forcefully reported by a resident and neighbour and neighbours. This is also the third attempt to discharge the condition.

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
GMPC are concerned to see the street scene being changed from open space to enclosed and while we do **not object** we question: i) a new construction that does not do anything to provide biodiversity net gain ii) a new garage that will undoubtedly impact or compromise a tree and iii) because the property is within an ERASC and as such the new garage impacts the ERASC and street scene adversely.

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 **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.

6 Howards Brickworks Honor End Lane Prestwood Buckinghamshire HP16 9QZ

Single dwelling. Ref. No: PL/22/3402/FA **GMPC does not object to the development per se.** However there are concerns.

- We would ask that the land is confirmed as a brown field site.

- We would request that a condition is placed on any approval requiring the land to be cleaned up to remove industrial contamination for residential use
- that there is insufficient car parking provided for the size of dwelling.

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 **GMPC does not Object**

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 **GMPC does not Object** per se but requests that Condition 2 complies with rain water permeability requirements.

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 GMPC received notification of this application on 6 October not it time for the 3 October planning committee although it was validated on 26 September. The application states no new or altered vehicular access; no trees or hedges to be removed to carry out the proposal and no hedgerows affected by the proposal (in the ecology checklist) and no work has been started without consent. The facts of the matter are that
 i) works started weeks ago
 ii) a strip of hedge has been removed from the front to widen access and this may detract from the street scene and ecology
 iii) and the mass and form of the rear two-story brickwork with a flat roof (see side view design) may affect visual amenity.

We believe that the planning application form and the ecology report are inaccurate and that there is a need for a condition requiring a comprehensive planting scheme in the light of loss of hedges. Further that during construction a plan for sufficient parking for vehicles on site is put in place by the provision of a traffic management scheme.

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 **No Objection** but the committee think the extension is significantly impacting the garden amenity space and on-site parking.

11 168 Wycombe Road Prestwood Buckinghamshire HP16 0HJ

Two storey rear extension Ref. No: PL/22/3329/FA **No objection**

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 Parish no objection comment on BC Planning Portal on 12 October

P2022/63 Correspondence:-

a) Appeals - correspondence from Buckinghamshire Council regarding appeal cases – status as at 26th October 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) All correspondence from Buckinghamshire Council regarding recent outcomes of planning applications, that have been decided up to 26th October, were reviewed and accepted.

P2022/79 **Matters for information**

On most planning applications the ecology list filled incorrectly. The committee will gather evidence to present to BC and to encourage improvement.

The planning committee will recommend to Full Parish Council that County Councillor Heather Wallace be invited to GMPC Planning Committee

P2022/80 **Date of the Next Meeting: Monday, 5 December, Great Missenden Memorial Hall, Committee Room.**
Tracy Georgiades, Deputy Clerk to the Council 1st November, 2022

Meeting Closed: 8.58 pm