



Minutes for the Planning Committee Meeting
Held at 7.30 pm on
Monday 5th September 2022, Memorial Hall, Committee Room

Public Forum: Public representations were made for planning applications: item 8, item 16 and item 19.

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

Also present: Tracy Georgiades, Deputy Clerk

P2022/42 **Apologies:** Cllrs: L Cook, S Humphreys

P2022/43 **Declarations of Interest:** Cllr Gladwin noted his interest in item 20, the application was from a neighbour.

P2022/44 **Minutes:** it was agreed by all that the Minutes of the meeting held on Monday 1st August 2022 should be signed as a correct record.

P2022/45 Matters arising

1. **Station Approach** - PL/21/0534/FA – GMPC letter dated 9th August rejecting that Great Missenden should be classified by Highways as anything other than Countywide Zone C on the application was received by the case officer on 23 August and logged on the application.
2. **6 Rignall Road, Great Missenden** - Bucks Council have opened investigation and BC have asked whether the additional buildings have been erected over what has previously been erected? This application has closed. BC Planning approved the application on basis that it is within 50% of the property curtilage. GMPC have questioned whether wooden buildings of this magnitude so close to the boundary and so combustible, are satisfactory from the highly regulated building control perspective - no comment received.
3. **Arki's farm, Rignall road PL/21/3837/FA – at the May Planning meeting it was agreed to copy the letter sent to the Planning Inspectorate to the Permanent Secretary, Department of Levelling Up, Housing & Communities** – On 7 July we received a complaint reference 1925021 saying our complaint was being considered by BC not the Department of Levelling Up. BC have not responded to date.
4. **Idaho Cottage pond – PL/21/2143/FA Erection of new dwelling and detached garage Land Adjacent to Idaho Cottage 36 Wycombe Road Prestwood HP16.** On the 13 July the Parish contacted the Environmental Agency, the incident report number: 207783. The Agency does recognise the Great Crested Newt as an endangered species. BC Ecologist has also raised Idaho Cottage pond with the Local Police Wildlife Officer. Officers continue to liaise with the landowner at the Prestwood site. We have been informed that Thames Valley Police have assigned an officer to investigate the damage carried out to the habitat. However, officers are pretty sure that the clearance work was done in ignorance and not in deliberate malice and unless they find evidence of deceased newts or other animal life a prosecution is unlikely. BC ecology officer and Cllr Macbean are in regular contact with the planning officer for the new application and we think we have clear evidence about what was on site prior to clearance to bring forward some robust conditions to ensure as much new planting and reinstatement work as possible is insisted on and the officers will aim to get a net gain in biodiversity. It's no consolation for what has been lost but at least we now have the tools to insist on these types of conditions.
5. **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 logged for A4128 Missenden Road just south of Peterley Lane/Perks Lane junction. BC enforcement confirmed location as Harj Manor Farm - case ref [ES/22/00346/NAPP](#).

6. 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. Clerk emailed planningenforcement@buckinghamshire.gov.uk on 5 September.

P2022/46 Planning Applications –

Consideration of the following applications for Great Missenden Parish, validated and up to date as at midday on Wednesday, 31st August 2022, is as follows:

- 1. Pennycroft Martinsend Lane Great Missenden Buckinghamshire HP16 9BH**
Erection of an outbuilding for an indoor swimming pool, demolition of existing outbuilding
Ref. No: PL/22/2993/FA GMPC does **not object** to property changes but the planning committee is concerned about the loss of trees and significantly the lack of ecology enhancement.
- 2. 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 GMPC does **not object** in principle but would protest that the ecology report is incorrect. The property is very big and near a wood and must impact on the woodland and the risk is not assessed.
- 3. Stoke Cottage Village Road Ballinger Buckinghamshire HP16 9LQ**
Approval of conditions 2 (detailed plans), 3 (facing and roofing material) and 8 (biodiversity features) 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/22/2933/CONDA The committee **does not object** to Condition 2 and 3. GMPC highlight Condition 8 which should be planned for, and the committee see no plan for bat or insect boxes to be provided and thus seek provision. There is a general lack of biodiversity featuring in the application.
- 4. Red Roofs Spurlands End Road Great Kingshill Buckinghamshire HP15 6HX**
Certificate of lawfulness for proposed stationing of caravan in rear garden as ancillary accommodation and laying of associated hardstanding
Ref. No: PL/22/2855/SA GMPC does **not object**, but in the committee view ancillary accommodation is better in an annexe attached to and part of the existing build rather than separate. And in this case the annexe detracts from the garden amenity by loss of it to hard standing.
- 5. Oakley House Clarendon Road Prestwood Buckinghamshire HP16 0PL**
Demolition of garage and erection of single storey side and rear extensions and rear porch canopy
Ref. No: PL/22/2843/FA GMPC **does not object** in principle but find no ecology improvement proposed.
- 6. The Cloisters 125 High Street Great Missenden Buckinghamshire H16 0BB**
T1 copper beech - prune back crown on southwest side of tree by approx 2m, T2 beech - cut back overhanging branches to boundary, T3 sycamore - reduce western crown by approx 3m and cut back lower regrowth on main stem to boundary approx 10m above ground level, T4 elder - cut back overhanging branches to boundary, T5 crab apple - prune to provide 1.5m clearance from newly planted tree (Great Missenden Conservation Area)
Ref. No: PL/22/2793/KA **GMPC does not Object**

7. **Abbeyfield Society Abbeyfield House Link Road Great Missenden Buckinghamshire HP16 9AE**
T1 and T2 lime and turkey oak - crown reduction, reducing height and spread by up to 4m, crown raise to 6m; T3, T4 and T5 3x limes- crown reduction - reducing height and spread by up to 3m, crown raise to 6m (Great Missenden Conservation Area)
Ref. No: PL/22/2768/KA **GMPC does not Object**
8. **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 **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.
9. **Crawley Farm Village Road Ballinger Buckinghamshire HP16 9LQ**
Listed building consent for the demolition of existing garage and outbuildings, erection of a single storey outbuilding with a link to the main dwelling.
Ref. No: PL/22/2725/HB
- Crawley Farm Village Road Ballinger Buckinghamshire HP16 9LQ**
Demolition of existing garage and outbuildings, erection of a single storey outbuilding with a link to the main dwelling. Ref. No: PL/22/2724/FA
- GMPC does **not object** to the modest changes to the previous application but the committee would recommend a condition restricting use being subsidiary to the existing house.
10. **The Cloisters (Cottages 1-4) 117, 119, 121 and 123 High Street Great Missenden Buckinghamshire HP16 0BB** Change of use to residential dwellings (Use Class C3)
Ref. No: PL/22/2726/FA **GMPC object** on the basis of parking and amenity space. Removing of the age condition removes shared common ground access leaving only 4 parking spaces and tiny amenity spaces comprising small patios which will also provide bin space. As such the Parish Council believe it should be retained as sheltered housing.
11. **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.
12. **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.
Ref. No: PL/22/2700/FA **GMPC does not object.** However, there is no proposed ecological enhancement or replacement of lost trees and shrubs and the Parish request a condition.
13. **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. Ref. No: PL/22/2681/FA **GMPC does not object** to the extensions as it is a big property however we request an ecology report as there must be nesting birds and that an ecology enhancement requirement be added.

14. **The Pheasant Village Road Ballinger Buckinghamshire HP16 9LF**
 Vehicular access and gate. Ref. No: PL/22/2629/FA The Parish Council **object** as i) we do not believe the proposed garage is permitted development in the ANOB/Green Belt, ii) the proposed hard standing would destroy the amenity space/garden of the house, iii) the vision splays are inadequate for safe vehicular ingress and egress.
15. **Lloyds Bank Plc 60 High Street Great Missenden Buckinghamshire HP16 0AN**
 Conversion and general updating of former bank into two semidetached dwellings with part two storey / part first floor rear extension, rear roof extension with 4 side rooflights, changes to doors and windows and formation of ancillary rear parking.
 Ref. No: PL/22/2525/FA **GMPC does not object** but regrets the loss of opportunity for local employment and loss of opportunity for retail businesses. We would prefer conversion into offices or retail. We also request for parking evidence of a dedicated wayleave through The Red Lion which must be clear at all times.
16. **Mulberry Lodge 64A Wycombe Road Prestwood Buckinghamshire HP16 0PQ**
 Detached dwelling and garage, subdivision of garden
 Ref. No: PL/22/2370/FA **GMPC objects:** we believe it is in the Green Belt and it should not go ahead. There are insufficient changes, and our objections remain the same. Cllr Brooke has asked for his support for the application to be recorded.
17. **7 Rignall Road Great Missenden Buckinghamshire HP16 9AN**
 Vehicular access. Ref. No: PL/22/2181/FA **GMPC objects** because no plans supplied to enable an opinion to be made and the previous planning approval was 2000.
18. **Boston Kiln Close Prestwood Buckinghamshire HP16 9DJ**
 Part two storey, part single storey side extension
 Ref. No: PL/22/2517/FA **GMPC does not object** but the Council seeks tree replacement policy for tree loss and an ecological enhancement.
19. **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 **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.
20. **9 Manor Close Prestwood Buckinghamshire HP16 0PT**
 Front and rear two storey extensions, garden outbuilding, internal alterations.
 Ref. No: PL/22/2680/FA **GMPC does not object** but we appreciate the neighbour's concerns.
21. **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 **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.
22. **Whiteacre Cottage 25 Chequers Lane Prestwood Buckinghamshire HP16 9DR**
 Demolition of garage and erection of detached triple garage (amendment to planning permission PL/20/1548/FA) Ref. No: PL/22/2435/FA **GMPC does not object.**

P2022/47 **Correspondence:-**

- a) **Appeals** - correspondence from Buckinghamshire Council regarding appeal cases – status as at 31st August 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. Following the Hearing on 5th July attended by 3 Councillors (CB, KP, RP) we are now waiting until October for the Appeal Hearing decision.
 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) All correspondence from Buckinghamshire Council regarding recent outcomes of planning applications, that have been decided up to 30th July, were reviewed and accepted.

P2022/48 **Matters for information**

P2022/49 **Date of the Next Meeting: Monday 3rd October, Great Missenden Memorial Hall, Committee Room.**
Tracy Georgiades, Deputy Clerk to the Council 5 September, 2022

Meeting Closed: 9.40 pm