



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

Meeting commenced: 7.38pm

Public Forum:

Present during the meeting: J Gladwin (acting Chair)
Cllrs: S Rhodes, V Marshall, R Pusey

Also present: Tracy Georgiades, Deputy Clerk

P2022/89 Apologies: Cllrs: I Lovegrove, L Cook, S Humphreys, J Brooke, M Johnstone, C Bunting

P2022/90 Declarations of Interest:

P2022/91 Minutes: it was agreed by all that the Minutes of the meeting held on Monday 1ST November 2022 should be signed as a correct record.

P2022/92 Matters arising:

- 1. Station Approach** - PL/21/0534/FA – This application will not be heard until 2023. The development is on hold because it falls within 12.6km of the Ashridge Commons and Woods SSSI.
- 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.
The Council will write to planning to stress that this condition is currently being breached and will require enforcement.
- 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. Cllr Rhodes will use 'fix my street' to followup to enquire if it is Highway's statutory duty to stop encroachment of the highway and change of the street scene.

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. At the last EKFB meeting although EKFB are looking at the tree no decision had been made.
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 Pheasant is a large, detached house with a small garden. The Parish responded with CALL IN from the Clerk.

P2022/93 **Planning Applications –**

Consideration of the following applications for Great Missenden Parish, validated and up to date as at midday on Wednesday, 29th November, is as follows:

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 **No Objection**
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 **No Objection** but the Council does have concerns with this application i) does the upper storey bedroom window impact the privacy of the neighbour(s) in any way and ii) does the finished 4-bedroom property have sufficient parking, bearing in mind the location on Sixty Acres Road. GMPC 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.
3. **Over Hampden Prestwood Buckinghamshire HP16 9DZ**
First floor rear extension
Ref. No: PL/22/3870/FA **No Objection**

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 **No Objection** but the Council notes the loss of open amenity space on the Lodge Lane Estate, and loss of amenity space in the garden of the dwelling for current and future residents. GMPC would like to see a proposal for biodiversity net gain.

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 **No Objection**
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 **No Objection**

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 **No Objection**

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 **No Objection**, but the Council note the limited parking space and would suggest a condition that the garage cannot be converted to residential use.

9. **Land South Of Ballinger House Village Road Ballinger Buckinghamshire HP16 9LQ**
Conservation lake Ref. No: PL/22/3791/FA **No Objection**

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 **No Objection** but there are two large velux windows of which the Council considers the bottom section should be obscured.

11. **Whitcroft Broombarne 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 **No Objection**

- 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 **No Objection**
- 13. Annies Farm Hotley Bottom Lane Prestwood Great Missenden**
Erection of stables and construction of a manege
 Ref. No: PL/22/2253/FA **No Objection** but the Council questions whether this application is a conversion of agricultural land to equestrian land and if an application for change of use should be applied for from Bucks Planning. 16 horses will be housed at Annies Farm, of which 12 are retired grazing customers. GMPC understand the application is for private use, but we are given to understand that there is a commercial enterprise for retired horses operating here. Please could the Officer clarify whether the application is for four or five stable boxes as the covering letter says 4 and the stable drawing shows 5 loose boxes. GMPC also question if there is enough land to sustainably support 16 horses.
- 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 **No Objection**
- 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 **No Objection**
- 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
GMPC object as the Design and Access Statement 4.0 Proposal does not agree with the drawing and application.
- 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 **No Objection**

P2022/94 **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) All correspondence from Buckinghamshire Council regarding recent outcomes of planning applications, that have been decided up to 29th November, were reviewed and accepted.

P2022/95 **Matters for information**

P202296 **Date of the Next Meeting: Monday, 3 January 2023, Great Missenden Memorial Hall, Committee Room.**

Tracy Georgiades, Deputy Clerk to the Council

5th December, 2022

Meeting Closed: 8.43 pm