



Agenda for the Planning Committee Meeting
Tuesday 3rd January 2023
At 7.30 pm in the Committee Room of the Memorial Hall,
Great Missenden

Also via Zoom: <https://us06web.zoom.us/j/85392601321?pwd=QJJKT2VsVVRpNVV0eVVncERSZXRRT09>

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:

P2023/01 Apologies:

P2023/02 Declarations of Interest:

P2023/03 Minutes: Minutes of the meeting held on **Monday 7th December 2022** for signing.

P2023/04 Matters arising

1. **Station Approach** - PL/21/0534/FA – This application will not be heard until 2023.
2. **6 Rignall Road, Great Missenden BC** say the enforcement is closed as 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** – Please see attached response from Bucks Council re: complaint reference 1925021.
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. A further enquiry was made on made on 'fix my street' and Highways were not going to take action.
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. 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 was received from Buckinghamshire Council earlier on this year. 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 – 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.
10. **Neighbourhood Plan and Brownfield sites proposed for Local Plan.** There is a shortage of land for building on in Great Missenden and a desire for children when they grow up to live within the Parish. Should the Parish consider hiring a Planning Consultant to help with a Neighbourhood Plan?

- 11. Bucks Council is conducting a Settlement Review of all Towns and Parishes** within the Council area as part of the evidence base for the **Local Plan for Buckinghamshire**. According to Planning Policy the population of Great Missenden is 9.683. The Clerk has asked for further information on geography and from election counting (document attached). Closing date for a response is 28 February, 2023.

P2023/05 PLANNING APPLICATIONS for consideration

Summary of Applications for Great Missenden Parish validated and up to date as at midday on Wednesday 28^h December 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. Kimba Farm Stud Moat Lane Prestwood Buckinghamshire HP16 9BT

Covering of existing manege (approved under CH/2006/2088/FA) and retention of temporary surface outdoor manege

Ref. No: PL/22/4160/FA | Validated: Tue 20 Dec 2022 | Determination Date: Tue 14 Feb 2023

2. Mellow Cottage Great Kingshill Farm Stag Lane Great Kingshill Buckinghamshire HP15 6EW

Demolition of existing dwelling and outbuilding and erection of two residential bungalows.

Ref. No: PL/22/4097/FA | Validated: Wed 14 Dec 2022 Determination Date: Wed 08 Feb 2023

3. 25 Green Park Prestwood Buckinghamshire HP16 0PZ

Conversion of existing garage, first floor side extension, addition of rear elevation dormer window to facilitate habitable accommodation in roof space, creation of additional hardstanding and widening of existing access.

Ref. No: PL/22/4196/FA | Validated: Wed 21 Dec 2022 | Determination Date: Wed 15 Feb 2023

4. Littlestead Green Lane Prestwood Buckinghamshire HP16 0QE

Certificate of lawfulness for the proposed installation of solar panels - 7 on the front roof and 11 on the rear roof.

Ref. No: PL/22/4059/SA | Validated: Fri 09 Dec 2022 | Determination Date: Fri 03 Feb 2023

5. Longmead House 37 Lodge Lane Prestwood Buckinghamshire HP16 0QG

Certificate of lawfulness for proposed solar panels on south facing (front) roof.

Ref. No: PL/22/3971/SA | Validated: Wed 14 Dec 2022 | Determination Date: Wed 08 Feb 2023

6. 50 Church Street Great Missenden Buckinghamshire HP16 0AZ

Approval of conditions 3 (proposed joinery),4 (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/22/1772/FA - Replacement of existing conservatory with slightly larger orangery, internal alterations and refurbishment.

Ref. No: PL/22/3606/CONDA | Validated: Fri 02 Dec 2022 | Determination Date: Fri 24 Feb 2023

7. Holly Cottage Ballinger Road South Heath Buckinghamshire HP16 9QH

Ground floor side extension, ground floor rear alterations, window replacement and facade re-render.

Ref. No: PL/22/4140/FA | Validated: Wed 30 Nov 2022 | Determination Date: Wed 25 Jan 2023

8. 72 Clare Road Prestwood Buckinghamshire HP16 0NU

Conversion of existing garage/store to living space

Ref. No: PL/22/4039/FA | Validated: Tue 22 Nov 2022 | Determination Date: Tue 17 Jan 2023

9. Mulberry House Spurlands End Road Great Kingshill Buckinghamshire HP15 6HY

Erection of an open carport to the front of property

Ref. No: PL/22/4096/FA | Validated: Fri 25 Nov 2022 | Determination Date: Fri 20 Jan 2023

10. Central Green Trafford Close Great Missenden Buckinghamshire

T1 cherry - fell, T2 Sscamore - crown reduction by 3-4m (CDC TPO 14 of 1995)

Ref. No: PL/22/4121/TP | Validated: Mon 28 Nov 2022 | Determination Date: Mon 23 Jan 2023

11. Broomfield Farm Rignall Road Great Missenden Buckinghamshire HP16 9PE

Prior Notification under Class Q of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 - Erection of agricultural building

Ref. No: PL/22/3624/PNAD | Validated: Mon 28 Nov 2022 | Determination Date: Sun 22 Jan 2023

12. 5 Wrights Yard Great Missenden Buckinghamshire HP16 0BZ

Insertion of front and rear roof lights to facilitate habitable use of loft space

Ref. No: PL/22/4243/FA | Validated: Mon 12 Dec 2022 | Determination Date: Mon 6th Feb 2023

P2023/06 Correspondence:-

a) Appeals - correspondence from Buckinghamshire Council regarding appeal cases – status as at 28th December 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 28th December 2022 have submitted a series of outcomes of planning applications. See list below.

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

1. 4 Upper Hollis Great Missenden Buckinghamshire HP16 9HP

Single storey rear extension, front porch, roof alterations to include an increase in height, rear gable extension, 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, and laying of hardstanding.

Ref. No: PL/22/3461/FA | Validated: Tue 18 Oct 2022 | Status: Conditional Permission

Great Missenden Parish Council: do not object but raise the following concerns:

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

Officer's response: The proposal is not for a new dwelling, but rather the alteration of an existing dwelling that is NOT sited within an Established Residential Area of Special Character (ERASC). The proposed works impact on biodiversity will be looked at below however the garage has now been removed from the proposal.

2. 25 Lodge Lane Prestwood Buckinghamshire HP16 0SS

Single storey rear/side extension and first floor front extension

Ref. No: PL/22/2106/FA | Validated: Mon 04 Jul 2022 | Status: Conditional Permission

GMPC Objects, the application is an overdevelopment of the plot, and it removes amenity space and includes loss of the side garden. As stated on 10.08.2022.

The Case Officer writes: the development is considered to accord with all relevant Development Plan policies and it replaces an existing conservatory and is smaller.

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 Application Validated Tue 04 Oct 2022 Status: Condition **Accepted** following submission of a Noise Management Plan from Clarke and Saunders on the 3rd November 2022.

P2023/07 Matters for information

P2023/08 Date of Next Meeting – Monday 6 February 2023 @ 7.30pm

Tracy Georgiades, Deputy Clerk to Great Missenden Parish Council

3 January 2022

Clerk . is inviting you to a scheduled Zoom meeting.

Topic: January Planning Meeting

Time: Jan 3, 2023 07:30 PM London

Join Zoom Meeting

<https://us06web.zoom.us/j/85392601321?pwd=QJJKT2VsVVRpNVV0eVVncERSZXRRQT09>

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