



Minutes for the Planning Committee Meeting
Held at 7.30 pm on
Tuesday 3rd January 2023, Memorial Hall, Committee Room

Meeting commenced: 7.35pm

Public Forum: None.

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

Also present: Tracy Georgiades, Deputy Clerk

P2023/09 Apologies: Cllrs: H Wallace
and not present: Cllr S Humphreys

P2023/10 Declarations of Interest:

P2023/11 Minutes: it was agreed by all that the Minutes of the meeting held on Monday 5th December 2022 should be signed as a correct record.

P2023/12 Matters arising:

1. **Station Approach - PL/21/0534/FA** – This application will not be heard until 2023.
2. **6 Rignall Road, Great Missenden:** the Council accept this enforcement is closed as BC state the site is compliant with Building Regs.
3. **Arki's farm, Rignall road PL/21/3837/FA – Please see attached response from Bucks Council re: complaint reference 1925021.** The noise condition is lacking practical enforcement. Traffic movements breaches continue. The Council hope to encourage residents to carry on reporting breaches as Residents' comments should have influence and impact with an approved set of conditions.
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 and the process has triggered a planning application.
5. **Land Adj To The Ferns 79 High Street Prestwood Buckinghamshire HP16 9EJ**
Erection of 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 'fix my street' and Highways were not going to take action. The Cllr Rhodes is enquiring into Highways statutory duty to preserve the public highway.
6. **Cherry Trees Broombarn 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 is regrettable it is expected the verge/bank will be reinstated into the existing topography. The GMPC view is the bank damage has been more than expected given the precondition and a follow-up will be made to BC.
7. **Leather Lane Oak** - The tree itself sits within a parcel of land which has already been through the schedule 17 process; approval was received from Buckinghamshire Council earlier this year. However, the options for the Lone oak are being re-assessed by HS2 against their Environmental Minimum Requirements for impacts on landscape, visual and noise. In addition, a programme is being led by the

Leather Lane Community Group which will be shared with BC and local parishes to collect data which monitors bat behaviour, wellbeing and colonies in the area.

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. In practice Condition 15 at Chestnut House has become a waived condition. The committee asked for Chestnut House to be discussed on the February agenda.
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. The Application was Refused.
10. **Neighbourhood Plan and Brownfield sites proposed for Local Plan.** A Parish working party is active on the 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. A draft proposal will be submitted and reviewed at the next Planning Committee.

P2023/13 Planning Applications –

Consideration of the following applications for Great Missenden Parish, validated and up to date as at midday on Wednesday, 28th December, is as follows:

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

GMPC Object as this application just adds

another manege to a pre-existing building and because the size and height adversely impacts the Green Belt and AONB. We also note that and there is an existing enforcement notice regarding change of use from agrarian to equestrian.

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

GMPC Object: The Council recall that this

application was turned down previously (reference PL/22/1517/FA) and this application shows nothing to note of change. The Parish Council object: i) because the development is in open Green Belt, ii) because there is an impression of conversion of green belt grazing to garden curtilage and iii) on overdevelopment.

We agree with the Chiltern Society comments:

“The current application is now relying on the argument that the proposal is limited infill in a village. The applicant supports this by referring to various nationwide appeal decisions where new dwellings have been allowed as infill development. However, the applicant has not acknowledged that there is an adopted definition for infill development in the adopted local plan which is material to this application, and as such it is not necessary to look at other examples which have been allowed where there is seemingly no locally adopted definition of infill development. The local plan is clear - infilling is "the construction of one or two dwellings in a small gap in an existing row of dwellings and other substantial buildings, which form an otherwise fully developed frontage to a road...". This development fails to comply with this definition and its associated criteria, and therefore, as with the earlier application, the proposal should be refused on Green Belt grounds. The revised proposal also constitutes inappropriate development.”

This application follows a previously refused scheme, reference PL/22/1517/FA, for the construction of a single dwelling on the application site. The Council rightly refused this proposal

and included reasons relating to the Green Belt and the Chilterns AONB.

In respect of the AONB, I am not aware of any physical changes on site since the previous application, and therefore the concerns set out in the Case Officer's report, and the Council's reason for refusal remain applicable."

- 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 **GMPC has no objection to the application** but we question whether there is sufficient parking after loss of the garage and 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. There is extensive hardstanding and loss of green space. The Council request that a permeable hardstanding be required of the applicant, and that the hardstanding is commensurate with current regulations, and that biodiversity net gain be sought to offset additional parking.
- 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 **No objection**
- 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 **No Objection**
- 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 **No Objection**
- 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** **No Objection**
- 8. 72 Clare Road Prestwood Buckinghamshire HP16 0NU**
Conversion of existing garage/store to living space
Ref. No: PL/22/4039/FA **No Objection** but the Council requests that careful consideration of residual parking be made on the loss of the garage.
- 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 **No Objection** but the Council is mindful of the possible impact on the street scene by the narrowing of the open nature of the road and the arguable loss of visual amenity to other residents. Prior to this application there had been no building in front gardens.
- 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

No Objection however could a tree re-planting policy be considered for the benefit of residents and the environment.

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

GMPC object on the basis of incomplete information and a proposed large structure in the Chiltern AONB in proximity to a historic building. Furthermore, would this structure and proposed usage cause increased traffic movement.

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

GMPC has no objections to the subject Application, however would ask that the BC ensures that parking is commensurate with the additional habitable accommodation.

P2023/14 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) All correspondence from Buckinghamshire Council regarding recent outcomes of planning applications, that have been decided up to 28th December, were reviewed and accepted.

P2023/15 Matters for information

P2023/16 Date of the Next Meeting: Monday, 6th February 2023, Great Missenden Memorial Hall, Committee Room.

Tracy Georgiades, Deputy Clerk to the Council

3 January 2023

Meeting Closed: 8.35 pm