



Minutes for the Planning Committee Meeting
Held at 7.30 pm on
Monday 6th February 2023, Memorial Hall, Committee Room

Meeting commenced: 7.30 pm

Public Forum: None.

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

Also present: Tracy Georgiades, Deputy Clerk

P2023/25 **Apologies:** Cllrs: I Lovegrove (Chair), S Humphreys, J Brooke

P2023/26 **Declarations of Interest:**

P2023/27 **Minutes:** it was agreed by all that the Minutes of the meeting held on Tuesday 3rd January 2023 should be signed as a correct record.

P2023/28 **Matters arising:**

1. **Station Approach - PL/21/0534/FA** – This application is pending Hearing.
2. **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 result of the CALL IN is pending.
3. **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. Buckinghamshire Council Officers have requested that EKFB, the HS2 contractor, review the design with the objective of retaining the large oak tree – the 'Lone Oak'.
4. **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 second application has been refused.
5. **Neighbourhood Plan and Brownfield sites proposed for Local Plan and Bucks Council's Settlement Review of all Towns and Parish** There has been a working party meeting and a recommendation for submission will go to full Council for approval.

P2023/29 PLANNING APPLICATIONS for consideration

Planning Applications –

Consideration of the following applications for Great Missenden Parish, validated and up to date as at midday on Wednesday 1st February 2023, is as follows:

1. Long Meadow Ballinger Road South Heath Buckinghamshire HP16 9QH

Approval of conditions 2 (Materials), 5 (Boundary Treatment) & 11 (Levels) of planning approval reference PL/21/0626/FA - Demolition of existing dwelling and studio and erection of 2 dwellings with associated access, parking and landscaping.

Ref. No: PL/23/0227/CONDA

No Objection

2. Birchmore Wood Spurlands End Road Great Kingshill Buckinghamshire HP15 6HX

T1 oak - crown raise over shed at Newlands to a height of 4.5m; T2 and T3 beech - crown raise over garden of Newlands to a height of 4.5m (CDC TPO 1 of 1992)

Ref. No: PL/23/0197/TP

No Objection

3. Ardwick Lodge Potter Row Great Missenden Buckinghamshire HP16 9LU

Variation of condition 11 (approved plans) of planning permission PL/22/2486/FA (Demolition of existing residential development and the construction of a new dwelling) to allow changes to design, relocation of rooflights and increased roof ridge height

Ref. No: PL/23/0208/VRC

No Objection

4. Pool Meadow Broomfield Close Great Missenden Buckinghamshire HP16 9HX

Approval of condition 5 (biodiversity enhancements) of planning permission PL/22/3988/FA - Part two, part single storey rear extension and single storey front extension to existing dwelling. Demolition of existing garage.

Ref. No: PL/23/0180/CONDA

No Objection

5. Rose Tree Cottages 14 Sixty Acres Road Prestwood Buckinghamshire HP16 0PD

Demolition of existing conservatory and erection of a two storey side extension, alterations to some windows and doors

Ref. No: PL/23/0204/FA

GMPC does **not object** but looking

at the first floor proposed plan there appear to be two bedrooms marked as "bedroom 1" thereby making this into a 4-bed property that raises concern about parking at the property. The Committee also have concerns about the potential impact of smallest bedroom 1 window and the bathroom window on the next door neighbour's privacy. GMPC would ask BC to consider the location and context of the dwelling on Sixty Acre Road which is busy and has poor parking and to consider and the amenity of neighbours and/or highway users as to 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.

6. Shirley 10 Whitefield Lane Great Missenden Buckinghamshire HP16 0BP

Certificate of Lawfulness for proposed Erection of an Outbuilding in garden of property.

Ref. No: PL/23/0164/SA

GMPC does **not object** but would

ask that Biodiversity Net Gain is returned in view of the lost bit of the garden. GMPC values its privileged position within the Chilterns AONB. It supports local biodiversity, both flora and fauna being our priorities. Development encroaches on biodiversity significantly, and we request that where development takes place, that biodiversity net gain is applied. This is an approach to development and/or land management that aims to leave the natural environment in a measurably better state than it was beforehand. (This may involve Council initiatives such as planting of native plants and trees, erection of bird and bat boxes, increased hedging etc)

7. Avalon 39 Chequers Lane Prestwood Buckinghamshire HP16 9DR

Demolition of portico, construction of single storey front extension, open porch and associated hardstanding. New folding sliding doors to rear ground floor elevation.

Ref. No: PL/23/0128/FA

No Objection

8. Sedges Farm Nags Head Lane Great Missenden Buckinghamshire HP16 0HQ

Creation of outdoor riding arena and provision of a horse walker

Ref. No: PL/23/0119/FA

GMPC does **not object** but given the

development and loss to nature in the area we would like to see a Biodiversity Net Gain. GMPC values its privileged position within the Chilterns AONB. It supports local biodiversity, both flora and fauna being our priorities. Development encroaches on biodiversity significantly, and we request that where development takes place, that biodiversity net gain is applied. This is an approach to development and/or land management that aims to leave the natural environment in a measurably better state than it was beforehand. (This may involve Council initiatives such as planting of native plants and trees, erection of bird and bat boxes, increased hedging etc)

8. (b) Sedges Farm Nags Head Lane Great Missenden Buckinghamshire HP16 0HQ

Creation of internal viewing gallery to indoor arena, internal dry storage area and replacement of main indoor arena access door **Ref. No: PL/23/0093/FA** GMPC does **not object** but in the preliminary roost assessment there is reference to bright internal daylight illumination impact on bats and we request that indoor lighting remains sympathetic to nature.

9. 37 Clare Road Prestwood Buckinghamshire HP16 0NU

Certificate of lawfulness for proposed conversion of integral garage into habitable space.

Ref. No: PL/23/0073/SA

GMPC does **not object** however because the conversion may create additional parking and because the property is near a school the Council would ask that BC consider the context and location of the dwelling and amenity of neighbours and/or highway users and this should 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. Furthermore, because this conversion is losing the garage the Council would like to see an offset by a biodiversity net gain.

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10. Honeysuckle Cottage 34 High Street Prestwood Buckinghamshire HP16 9ED

Single storey rear extension, side porch and rooflight to existing cottage. Subdivision of plot and erection of detached dwelling to rear. **Ref. No: PL/23/0054/FA** **Objection:** GMPC objects because of the location, the proposed plot is tightly squeezed between the neighbour's rear garden and the reduced garden area for Honeysuckle cottage and because it has an undesirable impact on the neighbour's visual amenity. Access is an issue because the High Street is busy and is a route for ambulances and emergency services. Highways have refused to approve on the basis of the property needing 4 car parking spaces and giving only 3. Manoeuvring on site looks inadequate with one car present and access and egress onto a busy road looks inadequate also. The contemporary design does not fit in with the street scene or an AONB. The applicant's Ecology and Tree List says nothing but there are remaining mature trees. The biodiversity of the site has been changed already by demolition but there are boundary hedges on the western and eastern side which the new build is very close to and impinging on.

In regard to the ecology checklist, GMPC would like to raise with the Bucks Council planning committee that there are many inconsistencies, based on the grounds at Honeysuckle Cottage being cleared upon change of ownership in autumn 2022. Until this time, the grounds were abundant with native plants and wild flowers, bushes and established multi species hedgerow, and trees. These were all cleared along with a garage.

Should this application be approved, we suggest that biodiversity net gain requirements are based upon the original habitat within the site, and not that after clearance by the developer in preparation for this application.

The Parish Council would like the application to be called-in for determination by the East Buckinghamshire Planning Commission if the Planning Officer's recommendation is for approval.

11. 2 Long Row Moat Lane Prestwood Buckinghamshire HP16 9BS

Conversion of detached garage to habitable space.

Ref. No: PL/23/0065/FA

GMPC has **issues with parking** at this location as there appears to be a shortage of adequate parking for the number of bedrooms and ask that the BC closely consider whether the on and off street parking spaces are sufficient. There is also a concern that vision splays allow for safe vehicular ingress and egress in forward gear on to Moat Lane along with safe manoeuvring within Long Row. This should be considered in the context and location of the dwelling and amenity of neighbours and/or highway users. Furthermore, the Committee would question if the construction proposed is suitable for habitation i.e. if it is a sustainable build?

12. Hammond House Grimms Hill Great Missenden Buckinghamshire HP16 9BA

Two storey side and single storey rear extensions

Ref. No: PL/23/0044/FA

GMPC **objects** on the basis that there is not enough information, there should be an extension of the determination date of 6 March for missing documents such as the Application Form, Location plan and Ecology and Tree Checklist.

13. Highways 159 Wycombe Road Prestwood Buckinghamshire HP16 0HJ

Part single / part two storey front, side and rear extensions, front porch, roof alterations including raising the ridge height and front and rear dormers to create first floor accommodation (amendment to planning permission PL/22/3234/FA) **Ref. No: PL/23/0043/FA**

GMPC has **no objections** to the subject Application, however 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 on the Wycombe Road and the possibility of 4 cars trying to exit on to a busy main road and the amenity of neighbours and/or highway users. The Council would also request a Biodiversity Net Gain for loss of green space.

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14. Gable End High Street Great Missenden Buckinghamshire HP16 9AA

Listed building consent for demolition of conservatory, carport and chimney; erection of single storey front extension and side carport, replacement of 8 windows, insertion of a single pair of doors in place of window, insertion of rear rooflight, internal alterations and hardstanding to rear

Ref. No: PL/23/0018/HB

GMPC does not object but would the Council like to see a Biodiversity Net Gain in place.

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14.(b) Gable End High Street Great Missenden Buckinghamshire HP16 9AA

Demolition of conservatory, carport and chimney; erection of single storey front extension and side carport, replacement of 8 windows, insertion of a single pair of doors in place of window, insertion of rear rooflight, hardstanding to rear **Ref. No: PL/23/0017/FA** GMPC does not object but would like to see a Biodiversity Net Gain in place.

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15. Deep Mill Farm Hyde Lane Little Kingshill Buckinghamshire HP16 0RE

Construction of 5 dwellings (3 detached and 2 semidetached) and 2 detached garages following the demolition and removal of the existing buildings and hardstanding; formation of vehicular access **Ref. No: PL/22/4338/FA**

GMPC objects to the proposed development at Deep Mill and fully supports the well considered points made by other parties, and in particular the Chiltern Society, namely: i) the impact of introducing an urban layout into an

historic settlement within the AONB ii) the proposed development does not enforce a sense of place or character within the Chilterns AONB iii) it would have a negative impact on an agricultural and rural setting and be a dominate feature iv) there is a lack of infrastructure and the development is isolated without access for pedestrians and so new residents would be reliant on cars iv) it would have an impact on protected habitats and is within the 12.6 km zone of Ashridge Woods and v) there would be local employment loss and a sports and equestrian loss to the community. The land is in essence greenbelt and should gain protection as such.

16. Broomhill Nags Head Lane Great Missenden Buckinghamshire HP16 0HD

Single storey side extension with rooflights, removal of chimney at rear and external render to property

Ref. No: PL/22/4303/FA

No Objection

18. Frith Hill Farm Frith Hill South Heath Buckinghamshire HP16 9QF

New front porch with two storey front extension over, two storey rear extension, replacement garage, internal alterations **Ref. No: PL/22/4258/FA**

No Objection

19. Shercot Rignall Road Great Missenden Buckinghamshire HP16 9PE

Demolition of existing dwelling and erection of detached dwelling with part basement, outdoor swimming pool, driveway, new vehicular access and widening of existing vehicular access

Ref. No: PL/22/0927/FA

GMPC Objects to

the proposed house being moved back from the road making it 22m further from the front of the existing building and current building line and inconsistent with the depth of the neighbouring properties and because being on a slope its raised aspect above the road makes it appear overbearing. Furthermore, GMPC object because it is located in the Green Belt and the Chilterns AONB and it is not in keeping with the country scene.

20. Nendrum Martinsend Lane Great Missenden Buckinghamshire HP16 9HR

Single story rear extension and alterations to windows **Ref. No: PL/22/4385/FA**

No Objection

21. 26 Misbourne Drive Great Missenden Buckinghamshire HP16 0BL

Single storey side extension **Ref. No: PL/22/4254/FA**

GMPC does not

object per se however parking should be considered at the side of the plot. Closed on 7th February: Conditional Permission

22. 1 Hobbshill Road Great Missenden Buckinghamshire HP16 0BW

Proposed single storey front and rear extensions **Ref. No: PL/22/4304/FA**

No Objection

23. Annan Kiln Road Prestwood Buckinghamshire HP16 9DG

Certificate of Lawfulness for proposal single storey rear extension. **Ref. No: PL/22/4421/SA**

No Objection

24. 39 Honorwood Close Prestwood Buckinghamshire HP16 9HJ

Garden decking area (retrospective) **Ref. No: PL/22/4295/FA**

No Objection:

already built. However, could the impact of lighting at night be investigated so that it does not have an intrusive impact on neighbours, bats, or nocturnal life.

25. Annies Farm Hotley Bottom Lane Prestwood Great Missenden

Change of use of land to Equestrian and erection of stables and construction of a manege

Ref. No: PL/22/2253/FA | Validated: Mon 14 Nov 2022 | Determination Date: Mon 09 Jan 2023

The application has been amended: Change of development description to change use of land (the Parish Council asked for change of use to be applied at the December meeting.)

No Objection: the

application for a change of use is welcomed by GMPC but the Council would like to see a Biodiversity Net Gain.

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aims to leave the natural environment in a measurably better state than it was beforehand. (This may involve Council initiatives such as planting of native plants and trees, erection of bird and bat boxes, increased hedging etc)

26. 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 | Validated: Fri 26 Aug 2022 | Status: Fri 21 Oct 2022

Amended design of building and additional information regarding foundations

GMPC does **not object** as long as when built full regard and protection to trees is given not just for the pile foundation construction phase.

P2023/30 Correspondence:-

- a) Appeals** - correspondence from Buckinghamshire Council regarding appeal cases – status as at 1st February 2023:
 - 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.

P2023/31 Matters for information

P2023/32 Date of the Next Meeting: Monday, 6th March 2023, Great Missenden Memorial Hall, Committee Room.

Tracy Georgiades, Deputy Clerk to the Council

6 February 2023

Meeting Closed: 8.40 pm