



Agenda for the Planning Committee Meeting
Monday 6th February 2023
At 7.30 pm in the Committee Room of the Memorial Hall,
Great Missenden

Also via Zoom: <https://us06web.zoom.us/j/84637784848?pwd=K2FXWmIBmNORWRGS3diS2ErOFU5UT09>

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:

P2023/17 Apologies:

P2023/18 Declarations of Interest:

P2023/19 Minutes: Minutes of the meeting held on **Monday 3rd January 2023** for signing.

P2023/20 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 result of the CALL IN is pending.
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.

P2023/21 PLANNING APPLICATIONS for consideration

Summary of Applications for Great Missenden Parish validated and up to date as at midday on Wednesday 1st February 2023 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. 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 | Validated: Mon 23 Jan 2023 | Determination Date: Mon 17 Apr 2023

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 | Validated: Thu 19 Jan 2023 | Determination Date: Thu 16 Mar 2023

- 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 | Validated: Thu 19 Jan 2023 | Determination Date: Thu 16 Mar 2023
- 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 | Validated: Wed 18 Jan 2023 | Determination Date: Wed 12 Apr 2023
- 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 | Validated: Wed 18 Jan 2023 | Determination Date: Wed 15 Mar 2023
- 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 | Validated: Tue 17 Jan 2023 | Determination Date: Tue 14 Mar 2023
- 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 | Validated: Fri 13 Jan 2023 | Determination Date: Fri 10 Mar 2023
- 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 | Validated: Tue 24 Jan 2023 | Determination Date: Tue 21 Mar 2023
- 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 | Validated: Wed 11 Jan 2023 | Determination Date: Wed 08 Mar 2023
- 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 | Validated: Tue 10 Jan 2023 | Determination Date: Tue 07 Mar 2023
- 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 | Validated: Mon 09 Jan 2023 | Determination Date: Mon 06 Mar 2023
- 11. 2 Long Row Moat Lane Prestwood Buckinghamshire HP16 9BS**
Conversion of detached garage to habitable space.
Ref. No: PL/23/0065/FA | Validated: Tue 17 Jan 2023 | Determination Date: Tue 14 Mar 2023
- 12. Hammond House Grimms Hill Great Missenden Buckinghamshire HP16 9BA**
Two storey side and single storey rear extensions
Ref. No: PL/23/0044/FA | Validated: Mon 09 Jan 2023 | Determination Date: Mon 06 Mar 2023

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 | Validated: Fri 06 Jan 2023 | Determination Date: Fri 03 Mar 2023

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/23/22/HB | Validated: Fri 13 Jan 2023 | Determination Date: Fri 10 Mar 2023

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 | Validated: Fri 13 Jan 2023 | Determination Date: Fri 10 Mar 2023

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 | Validated: Mon 09 Jan 2023 | Determination date: Mon 06 Mar 2023

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 | Validated: Fri 06 Jan 2023 | Determination date: Fri 03 Mar 2023

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 | Validated: Thu 12 Jan 2023 | Determination Date: Thu 09 Mar 2023

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 | Validated: Fri 08 Apr 2022 | Determination Date: Fri 03 Jun 2022

20. Nendrum Martinsend Lane Great Missenden Buckinghamshire HP16 9HR

Single story rear extension and alterations to windows

Ref. No: PL/22/4385/FA | Validated: Wed 21 Dec 2022 | Determination Date: Wed 15 Feb 2023

21. 26 Misbourne Drive Great Missenden Buckinghamshire HP16 0BL

Single storey side extension

Ref. No: PL/22/4254/FA | Validated: Tue 13 Dec 2022 | Determination Date: Tue 07 Feb 2023

22. 1 Hobbshill Road Great Missenden Buckinghamshire HP16 0BW

Proposed single storey front and rear extensions

Ref. No: PL/22/4304/FA | Validated: Fri 16 Dec 2022 | Determination Date: Fri 10 Feb 2023

23. Annan Kiln Road Prestwood Buckinghamshire HP16 9DG

Certificate of Lawfulness for proposal single storey rear extension.

Ref. No: PL/22/4421/SA | Validated: Fri 23 Dec 2022 | Determination Date: Fri 17 Feb 2023

24. 39 Honorwood Close Prestwood Buckinghamshire HP16 9HJ

Garden decking area (retrospective)

Ref. No: PL/22/4295/FA | Validated: Thu 15 Dec 2022 | Determination Date: Thu 09 Feb 2023

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

Annies Farm Hotley Bottom Lane Prestwood Great Missenden

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.)

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

P2023/22 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) Buckinghamshire Council by Wednesday 1st February 2023 have submitted a series of outcomes of planning applications. See list below.

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

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

Notification of agricultural or forestry development under Schedule 2, Part 6 of the Town and Country Planning (General Permitted Development) (England) Order 2015 for: Erection of agricultural building

Ref. No: PL/22/3624/AGN | Validated: Mon 28 Nov 2022 | Status: Prior Approval Not Required

GMPC Objects 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.'

NATIONAL TRUST ALSO OBJECTS

Highways Development Officer (received 20th December 2022):

'The proposed development has been considered by the Highway Authority who has undertaken an assessment in terms of the expected impact on the highway network including net additional traffic generation, access arrangements and parking provision. The Highway Authority is satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway. Mindful of the above, the Highway Authority raises no objections and in this instance no conditions to include on any planning consent that you may grant.'

On the understanding that this building is reasonably necessary for the purposes of agriculture within the agricultural unit, the Council's prior approval of the details of the proposed building will not be necessary. It may therefore be constructed as permitted development under Schedule 2, Part 6 of the Town and Country Planning (General Permitted Development) (England) Order 2015, subject to it being carried out within 5 years of the date of this letter, in accordance with the details indicated on the submitted plans and application form and in accordance with the conditions laid down in the Order.

2. 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 Conditional Permission

Great Missenden Parish Council No Objection received on 11.01.2023 but the Council requests that careful consideration of residual parking be made on the loss of the garage

The case officer comment: The proposals involve conversion of existing garage/store to living space. I note that the dimensions of the existing garage fall short of the 3m x 6m measurements set out in the Buckinghamshire Countywide Parking Standards. Given this shortfall, the existing garage space (dimension of which is 4.5m by 2.4m) would not be classed as a useable parking space. Therefore, it would be difficult for to argue that the site would be subject to any loss of parking as a result of the conversion.

3. Dom 38 Chequers Lane Prestwood Buckinghamshire HP16 9DR

Removal of existing roof and construction of additional storey

Ref. No: PL/22/2271/FA | Validated: Mon 27 Jun 2022 | Status: Conditional Permission

GMPC Objected. The case officer writes: The application site is located within the built up area of Prestwood wherein residential extensions are acceptable in principle subject to complying with the relevant Development Plan Policies. The application site is also located within the Chilterns Area of Outstanding Natural Beauty (AONB) where development should conserve and, where considered appropriate and practicable, enhance the special landscape character and high scenic quality of the area. The application property comprises a detached chalet bungalow set within a rectangular shaped curtilage and is characterised by brick facing elevations and a centrally pitched tiled roof. The form of the roof extension, given its sympathetic design and the size of the host dwelling and curtilage it is set within, is such that the proposal is considered as a subservient addition and would satisfactorily integrate with the vernacular of the of the host dwelling. Given the siting of the dwelling, the proposal would not adversely affect the character of the locality and the wider landscape within the AONB and no objections are raised with regard to Local Plan Policies GC1, H13, H14, H15, H17, LSQ1 and Core Strategy Policies CS20 and CS22.

Moreover, the proposed materials and fenestration are considered acceptable in the locality and an appropriate condition has been attached.

P2023/23 Matters for information

P2023/24 Date of Next Meeting – Monday 6 March 2023 @ 7.30pm

Tracy Georgiades, Deputy Clerk to Great Missenden Parish Council

1 February 2023

Clerk . is inviting you to a scheduled Zoom meeting.

Topic: Planning Committee

Time: Feb 6, 2023 07:30 PM London

Join Zoom Meeting

<https://us06web.zoom.us/j/84637784848?pwd=K2FXWmlBbmN0RWRGS3diS2ErOFU5UT09>

Meeting ID: 846 3778 4848

Passcode: 505893

One tap mobile

+442034815240,,84637784848#,,,,*505893# United Kingdom

+442080806591,,84637784848#,,,,*505893# United Kingdom

Dial by your location

+44 203 481 5240 United Kingdom

+44 208 080 6591 United Kingdom

+44 208 080 6592 United Kingdom

+44 330 088 5830 United Kingdom

+44 131 460 1196 United Kingdom

+44 203 481 5237 United Kingdom

Meeting ID: 846 3778 4848

Passcode: 505893

Find your local number: <https://us06web.zoom.us/j/kcW9G5uVht>