



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

Also via Zoom: <https://us06web.zoom.us/j/83978443931?pwd=VGE5V052SVIzcFpOcJRaeE1LR3QzZz09>

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:

P2023/41 Apologies:

P2023/42 Declarations of Interest:

P2023/43 Minutes: Minutes of the meeting held on **Monday 6th March 2023** for signing.

P2023/44 Matters arising

1. **Station Approach** - PL/21/0534/FA – This application is further delayed (another 8 months) due the Chiltern Beechwoods SAC. This refers to the 12.6km Zone of protection that extends from Ashridge Commons and Woods and pressures associated with nearby development and mitigation measures: financial mitigation measures and allocating alternative open spaces.
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.
The Council can observe from the road that large amounts of earthworks and concrete are moving on one side of the road (GMPC have made its concern known before to Planning at Buckinghamshire Council (BC)). A request to be informed of the meaning of these works will be made to BC.
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’. as part of the schedule 17 process for the design of the realigned lane.
A member of the planning committee asked for an update on the oak tree. So far Bucks Council Officers have not seen bat data from EKFB. MJ has contacted Cllr Martin for an update on the undertaking to come back to the community following the restricted meeting hosted by us last May and will then share with the HS2 working party members.
4. **Hampden Farm Barn, Greenlands Lane, Prestwood, Buckinghamshire HP16 9QX** Ref. No: PL/23/0377/OA | Validated: Mon 06 Feb 2023 | Determination Date : 3 April
[Outline application for the erection of 4 detached dwellings and garaging \(matter to be considered at this stage: access\)](#).
In 2022 there was application for conversion of the stables which remains undecided. The housing applications have fallen in number of dwellings from 12 houses, then 10 and now 4. GMPC submitted a CALL-IN on 20 February 2023.
5. **Local Plan for Buckinghamshire – Infrastructure Baseline** – the Parish Council have forwarded a response to BC.

P2023/45 PLANNING APPLICATIONS for consideration

Summary of Applications for Great Missenden Parish validated and up to date as at midday on Wednesday 29th March 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. Sunhill Nags Head Lane Great Missenden Buckinghamshire HP16 0HD**
The demolition of an existing single-storey detached dwelling including a detached single garage and the construction of a new replacement two-storey dwelling including an outbuilding for plant, external works and landscaping.
Ref. No: PL/23/0916/FA | Validated: Thu 16 Mar 2023 | Determination Date: Thu 11 May 2023
- 2. Wickets Blackfield Lane Ballinger Great Missenden Buckinghamshire HP16 9LL**
Garage
Ref. No: PL/23/0914/FA | Validated: Thu 16 Mar 2023 | Determination Date: Thu 11 May 2023
- 3. Lamorna Nags Head Lane Great Missenden Buckinghamshire HP16 0HD**
Single storey rear extension
Ref. No: PL/23/0912/FA | Validated: Wed 15 Mar 2023 | Determination Date: Wed 10 May 2023
- 4. 4 Peppard Meadow Prestwood Buckinghamshire HP16 0SF**
Garage conversion with extension to the rear, internal alterations, addition of rooflights on the ground floor & erection of new detached garage
Ref. No: PL/23/0858/FA | Validated: Mon 13 Mar 2023 | Determination Date: Mon 08 May 2023
- 5. 19 Peters Close Prestwood Buckinghamshire HP16 9ET**
Conversion of integral garage into habitable space. Garage door replaced by window to front elevation and existing door opening increased to accommodate french doors to rear elevation.
Ref. No: PL/23/0840/FA | Validated: Fri 10 Mar 2023 | Determination Date: Fri 05 May 2023
- 6. Greencoats Kiln Road Prestwood Buckinghamshire HP16 9DG**
Demolition of existing conservatory and erection of a single storey rear extension
Ref. No: PL/23/0798/FA | Validated: Thu 09 Mar 2023 | Determination Date: Thu 04 May 2023
- 7. 17 Tetherdown Prestwood Buckinghamshire HP16 0RY**
Change of use of a strip of amenity land at rear of property, to form part of garden, and erection of 1.85m high fence to the new rear boundary adjacent to a footpath.
Ref. No: PL/23/0807/FA | Validated: Thu 09 Mar 2023 | Determination Date: Thu 04 May 2023
- 8. 1 Ivy Cottage London Road Little Kingshill Buckinghamshire HP16 0DG**
Two storey side and single storey rear extensions, front porch canopy, erection of detached garage, formation of drive and vehicular access
Ref. No: PL/23/0809/FA | Validated: Thu 09 Mar 2023 | Determination Date: Thu 04 May 2023
- 9. The Pheasant Village Road Ballinger Buckinghamshire HP16 9LF**
Single-storey outbuilding to the north of the site, for the storage of 2 vintage cars, with additional
Ref. No: PL/23/0757/FA | Validated: Mon 06 Mar 2023 | Determination Date: Mon 01 May 2023
- 10. Orchard End Greenlands Lane Prestwood Buckinghamshire HP16 9QX**
Residential conversion of garage, installation of windows, construction of roof dormers, rear ground-floor extension and balcony (amendment to planning permission PL/22/2667/FA)
Ref. No: PL/23/0741/FA | Validated: Tue 14 Mar 2023 | Determination Date: Tue 09 May 2023
- 11. Kaz 60 Hildreth Road Prestwood Buckinghamshire HP16 0LY**
Certificate of lawfulness application for proposed replacement of garage door with brickwork and 1800mm wide x 1150mm high window to match existing bricks and windows of property
Ref. No: PL/23/0717/SA | Validated: Thu 02 Mar 2023 | Determination Date: Thu 27 Apr 2023

12. Hyde End Sawmills Chesham Road Hyde End Buckinghamshire HP16 ORD

Change of use of land for external storage in association with removals and storage business (retrospective)

Ref. No: PL/23/0687/FA | Validated: Wed 01 Mar 2023 | Determination Date: Wed 31 May 2023

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

Non material amendment to planning permission PL/21/0626/FA Demolition of existing dwelling and studio and erection of 2 dwellings with associated access, parking and landscaping.) to allow for a change in the approved window type from sash to casement on plot 1.

Ref. No: PL/23/0693/NMA | Validated: Wed 01 Mar 2023 | Determination Date: Wed 29 Mar 2023

14. Ashwood House 22 Kings Lane South Heath Buckinghamshire HP16 0QY

Single storey side/rear extension, replacement dormer window, replacement double garage and store

Ref. No: PL/23/0702/FA | Validated: Wed 22 Mar 2023 | Determination Date: Wed 17 May 2023

15. 118 High Street Great Missenden Buckinghamshire HP16 0BG

Silver birch - fell (Great Missenden Conservation Area)

Ref. No: PL/23/0669/KA | Validated: Mon 27 Feb 2023 | Determination Date: Mon 10 Apr 2023

P2023/46 Correspondence:-

a) Appeals - correspondence from Buckinghamshire Council regarding appeal cases – status as at Wednesday 29th March 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**.

b) Buckinghamshire Council by Wednesday 29th March 2023 have submitted a series of outcomes of planning applications. See list below.

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

1. 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 doors

Ref. No: PL/23/0093/FA | Validated: Tue 11 Jan 2023 | Status: Conditional Permission

GREAT MISSENDEN PARISH COUNCIL

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

Case Officer comments under Ecology : The issue of lighting has also been reviewed by the Council's Ecologist (an as flagged by the Parish Council). It should be noted that lighting would be limited to internal lighting. No external lighting is proposed as part of the proposal. However, it is advised that should any lighting be required, that this is designed in accordance with 'Guidance Note 08/18: Bats and artificial lighting in the UK' (Institute of Lighting Professionals, 2018). An informative will be attached to the permission to reflect this.

2. 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 | Status: Conditional Permission

TOWN/PARISH COUNCIL

Great Missenden Parish Council. 20.02.23. NO OBJECTION but requests if the LPA could:

- 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
- request a Biodiversity Net Gain for loss of green space

Officers' response: Whilst these comments have been noted, this is third application in the last 6 months for a proposal that remains largely the same as permission PL/21/4513/FA. During the assessment of previous applications, the LPA did not consider/request the abovementioned information. As there has been no material change in policy, law or circumstances since, it would be unreasonable for the LPA to now consider/request this additional information.

3. 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 | Status: Conditional Permission

PARISH COUNCIL

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?

(Officer Note: the garage is not subject to any condition requiring it to be retained for parking, and therefore it could be used for any incidental residential purpose at any time).

The site lies within the open Green Belt where the extension or alteration of a building is acceptable, provided that it does not result in disproportionate additions over and above the size of the original building. In this case, the alterations do not extend the size of the building, so they do not comprise disproportionate additions. As such, when considered cumulatively with any previous additions, and the development complies with Green Belt policy.

P2023/47 Matters for information

P2023/48 Date of Next Meeting – Tuesday 2 May 2023 @ 7.30pm

Tracy Georgiades, Deputy Clerk to Great Missenden Parish Council

29 March 2023

Clerk . is inviting you to a scheduled Zoom meeting.

Topic: April Planning Meeting

Time: Apr 3, 2023 07:30 PM London

Join Zoom Meeting

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