



**Minutes for the Planning Committee Meeting**  
**Held at 7.30 pm on**  
**Monday 6<sup>th</sup> March 2023, Memorial Hall, Committee Room**

**Meeting commenced:** 7.30 pm

**Public Forum:** None.

**Present during the meeting:** I Lovegrove, (Chair)  
Cllrs: L Cook (vice Chair), J Gladwin, V Marshall, M Johnstone, C Bunting, J Brooke, H Wallace

Also present: Tracy Georgiades, Deputy Clerk

P2023/33 **Apologies:** Cllrs: R Pusey, S Humphreys, S Rhodes

P2023/34 **Declarations of Interest:**

P2023/35 **Minutes:** it was agreed by all that the Minutes of the meeting held on Tuesday 6<sup>th</sup> February 2023 should be signed as a correct record.

P2023/36 Matters arising

1. **Station Approach - PL/21/0534/FA** – This application is further delayed (another 8 months) due to 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. The garage has reopened as a consequence of application delay.
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 an 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** – BC is preparing a new Local Plan for the period up to 2040. BC had previously contacted us regarding a Settlement Review and there is some overlap in this request which is to identify any opportunities or ambitions for new / expanded infrastructure and services. I attach a copy of 8 questions which BC are seeking a response to by 31 March 2023. CB will compose from previous submissions a response to the questions and circulate to the committee, ideally in time for them to approve in advance of the scheduled full Parish Council meeting.

## **P2023/37 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 March 2023, is as follows:

#### **1. Toridge Copes Road Great Kingshill Buckinghamshire HP15 6JE**

Approval of condition 5 (biodiversity features) of planning permission PL/22/3813/FA - Single and two storey rear, side and front extensions retaining existing access and parking

**Ref. No: PL/23/0551/CONDA**

**No Objection** to installing a bat brick and bird box

#### **2. 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, side and front dormers and front and 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, detached double garage and laying of hardstanding.

**Ref. No: PL/23/0564/FA**

**No Objection:** The Council realises this is not protected area but given the breadth of the extension we would be seeking 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)

#### **3. Box Tree Cottage Potter Row Great Missenden Buckinghamshire HP16 9LT**

Single storey side extension

**Ref. No: PL/23/0575/FA**

**No Objection**

#### **4. Box Tree Cottage Potter Row Great Missenden Buckinghamshire HP16 9LT**

Alterations to existing first floor window

**Ref. No: PL/23/0565/FA**

**No Objection**

#### **5. Land To The West Of Frith Hill South Heath Leather Lane Great Missenden Buckinghamshire**

In accordance with the provisions of Schedule 17 to the High Speed Rail (London - West Midlands) Act 2017 the nominated undertaker hereby requests approval of NON-MATERIAL CHANGE to a Plans and Specifications approval (PL/22/0430/HS2) at the South Heath Cutting; to alter the approved earthworks and location of the access junction on to Frith Hill.

**Ref. No: PL/23/0528/NMA**

**No Objection**

#### **6. 86 St Margarets Grove Great Kingshill Buckinghamshire HP15 6HP**

Single storey front extension with window

**Ref. No: PL/23/0457/FA**

**No Objection**

**7. Pool Meadow Broomfield Close Great Missenden Buckinghamshire HP16 9HX**

Rear two storey extension and single storey front extension to existing dwelling. Demolition of existing garage.

**Ref. No: PL/23/0436/FA** PARISH COUNCIL posted a comment on 24.2.2023 **No Objection**

**8. 58 Fairacres Prestwood Buckinghamshire HP16 0LE**

Non material amendment to planning permission PL/19/3452/FA (Single storey side/front extension with pitched roof, alterations to doors at rear elevation and vehicular access.) to allow for a reduction in the ground floor extension at the front, additional side window and changes to rear doors and windows.

**Ref. No: PL/23/0415/NMA** **No Objection**

**9. Whiteacre Cottage 25 Chequers Lane Prestwood Buckinghamshire HP16 9DR**

Demolition of existing outbuilding and erection of a new single storey side extension and link corridor to existing house

**Ref. No: PL/23/0397/FA** **No Objection**

**10. Land Adjacent To Hampden Farm Barn Greenlands Lane Prestwood Buckinghamshire HP16 9QX**

Outline application for the erection of 4 detached dwellings and garaging (matter to be considered at this stage: access) **Ref. No: PL/23/0377/OA | Validated: Mon 06 Feb 2023 | Determination Date: Mon 03 Apr 2023** PARISH Council made a call in 20 February 2023

**Objection:** The Parish object because the application is incomplete and there is no site plan showing location of the houses. A description of the houses volume is needed to determine the impact on the access. Where we can comment we resubmit comment from the Parish's to the previous application **PL/21/1676/OA:**

The parish council has already asked, in view of the extent of public feeling about this application among Prestwood residents against this development, that this matter should be called in to committee.

The council in 2021 determined that it would oppose the application on the following grounds :-

- a) This would be a significant development within an Area of Outstanding Natural Beauty
- b) This would be a significant development within the Green Belt and that there are no extraordinary reasons to justify such a development within the green belt. In addition, permitting this development would set a precedent which could lead to the loss of further areas of green belt around the village of Prestwood.
- c) The proposed development would have a significant impact on Lodge and Pepper Woods, and as such would lead to the loss of ecological habitats with the consequence of a loss of wildlife and potential loss of trees.
- d) The development would appear to impact upon a public right of way.
- e) The access onto a limited width highway is not considered to be safe bearing in mind the extent of additional traffic that is likely to be generated by a development of this size and scale.
- f) There have been flooding issues along the road in the vicinity of this property and therefore the substantial additional build would be likely to increase the risks of flooding.

**11. Cherry Trees Broombarn Lane Great Missenden Buckinghamshire HP16 9JD**

Variation of Condition 11 (Approved Plans) of application PL/22/2352/VRC relating to variations of the original planning permission PL/21/4661/FA (Demolition of existing bungalow and erection of new dwelling) to allow for insertion of two front elevation dormer windows

**Ref. No: PL/23/0354/VRC** The Parish Council **does not object** to the variation to decide two dormer windows but the Council would ask that the impact on the road scene be considered. Such applications where third story dormer windows were proposed for the frontal elevation; were previously refused at nearby Little Doron (now Ardmore) in Broomfield Close and recommend refusal at neighbouring Langdale House. The Council empathise with the concerns of the neighbours whilst it does not object.

**12. 109-160 Wrights Lane Prestwood Buckinghamshire HP16 OLB**

Retrofit and thermal upgrade of seven 2 storey housing blocks inclusive of 31 one-bedroom flats and a communal space. The retrofit works are inclusive of external wall insulation to flank walls, installation of new entrance doors, replacement of windows older than 10 years, installation of loft insulation and new individual air source heat pumps.

**Ref. No: PL/23/0248/FA**

**No Objection** and the Council would like to extend our appreciation of the beneficial nature of the works being proposed.

**13. 16 Graeme Avenue Prestwood Buckinghamshire HP16 ONT**

Construction of a pitched roof above existing flat roof area on rear of bungalow and creation of living area within the proposed pitched roof area. Construction of internal staircase from ground floor to proposed living area on first floor.

**Ref. No: PL/23/0554/FA**

**No Objection**

**P2023/38 Correspondence:-**

- a) **Appeals** - correspondence from Buckinghamshire Council regarding appeal cases – status as at Wednesday 1st March 2023:
  - 1. **Peterley Wood Farm Peterley Lane Prestwood Buckinghamshire HP16 OHH. 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) All correspondence from Buckinghamshire Council regarding recent outcomes of planning applications that have been decided up to Wednesday 1st March 2023, were reviewed and accepted.

**P2023/39 Matters for information**

**P2023/40 Date of the Next Meeting: Monday, 3rd April 2023, Great Missenden Memorial Hall, Committee Room.**

Tracy Georgiades, Deputy Clerk to the Council

**6 March 2023**

**Meeting Closed: 8.29 pm**