



**Agenda for the Planning Committee Meeting**  
**Monday 6<sup>th</sup> March 2023**  
**At 7.30 pm in the Committee Room of the Memorial Hall,**  
**Great Missenden**

Also via Zoom: [https:// us06web.zoom.us/j/82784574301?pwd=T2Q3V1kxHpPcGJYU0yQU5iK1ArUT09](https://us06web.zoom.us/j/82784574301?pwd=T2Q3V1kxHpPcGJYU0yQU5iK1ArUT09)

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:**

**P2023/33 Apologies:**

**P2023/34 Declarations of Interest:**

**P2023/35 Minutes:** Minutes of the meeting held on **Monday 6<sup>th</sup> February 2023** for signing.

**P2023/36 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.
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. **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.

**P2023/37 PLANNING APPLICATIONS for consideration**

**Summary of Applications for Great Missenden Parish validated and up to date as at midday on Wednesday 1<sup>st</sup> 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. 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 | Validated: Mon 20 Feb 2023 | Determination Date: Mon 15 May 2023**

**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 | Validated: Mon 20 Feb 2023 | Determination Date: Mon 17 Apr 2023

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

Single storey side extension

Ref. No: PL/23/0575/FA | Validated: Mon 20 Feb 2023 | Determination Date: Mon 17 Apr 2023

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

Alterations to existing first floor window

Ref. No: PL/23/0565/FA | Validated: Thu 23 Feb 2023 | Determination Date: Thu 20 Apr 2023

**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 | Validated: Fri 17 Feb 2023 | Determination Date: Fri 17 Mar 2023

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

Single storey front extension with window

Ref. No: PL/23/0457/FA | Validated: Thu 09 Feb 2023 | Determination Date: Thu 06 Apr 2023

**6. 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 | Validated: Wed 08 Feb 2023 | Determination Date: Wed 05 Apr 2023

PARISH COUNCIL posted a comment on 24.2.2023

**7. 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 | Validated: Tue 07 Feb 2023 | Determination Date: Tue 07 Mar 2023

**8. 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 | Validated: Thu 09 Feb 2023 | Determination Date: Thu 06 Apr 2023

**9. 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 called in 20 February 2023

**10. 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 | Validated: Wed 01 Feb 2023 | Determination Date: Wed 29 Mar 2023

**Proposed Parish objection:** This latest proposed variation effectively 'tips the scale' such that a three story frontage would confirm the property appearing unduly visually dominant in relation to neighbouring properties and to the detriment of the character and appearance of the local area contrary to CS20 and CS22. In addition, the latest variation would emphasise the width and bulk of the development rendering it not sitting comfortably within its plot contrary to the evidence pack that supports CS21. 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.

**11. 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 | Validated: Fri 03 Feb 2023 | Determination Date: Fri 31 Mar 2023**

**12. 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 | Validated: Mon 27 Feb 2023 | Determination Date: Mon 24 Apr 2023**

**P2023/38 Correspondence:-**

a) Appeals - correspondence from Buckinghamshire Council regarding appeal cases – status as at Wednesday 1<sup>st</sup> 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) Buckinghamshire Council by Wednesday 1<sup>st</sup> March 2023 have submitted a series of outcomes of planning applications. See list below.

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

**1. Shirley 10 Whitefield Lane Great Missenden Buckinghamshire HP16 OBP**

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

**Ref. No: PL/23/0164/SA | Validated: Tue 17 Jan 2023 | Status: Refused**

"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.)"

Officer Note: The application is a Certificate, to establish if express planning permission is needed for the outbuilding. It is not a planning application, where such issues as biodiversity net gain can be taken into account.

The proposed outbuilding contains primary living accommodation, namely a kitchen and bathroom. A further large area has not been annotated but would appear to be living accommodation, given the layout of the remainder of the building. This primary living accommodation falls outside Class E,

as it is not required for a purpose incidental to the enjoyment of the dwellinghouse. Consequently, the proposed development would not be permitted by Class E of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended. A planning application will therefore be required.

**2. 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 | Validated: Tue 20 Dec 2022 | Status: Refused**

**3. Toridge Copes Road Great Kingshill Buckinghamshire HP15 6JE**

Single and two storey rear, side and front extensions retaining existing access and parking

**Reference PL/22/3813/FA Wed 02 Nov 2022**

Great Missenden Parish Council. 13.12.22. NO OBJECTION but request a condition requiring garage to be retained for parking purposes only

**Conditional Permission** : Condition 4: The garage hereby permitted shall be reserved for the parking of vehicles and shall not be converted to provide additional living accommodation or used for any other purpose. Reason: To ensure that adequate and satisfactory provision is made for the parking of vehicles clear of all carriageways

**4. 25 Green Park Prestwood Buckinghamshire HP16 0PZ**

Proposal Conversion of existing garage, first floor side extension, creation of additional hardstanding and widening of existing access.

**Reference PL/22/4196/FA Application Validated: Wed 21 Dec 2022 Conditional Permission**

TOWN/PARISH COUNCIL

Great Missenden Parish Council. 11.01.2023. NO OBJECTION but commented the following:

- "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"

- "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"

Case Officer Report: Does the proposal impact on biodiversity and green infrastructure? No.

Whilst it is accepted that the increased hard surfacing will result in the loss of some soft landscaping, this loss is deemed to be inconsequential when considered that: a) the proposed enlargement of hardstanding is modest in scale; b) the resultant area of hardstanding will be minor when considered against the scale of the application site which predominantly features soft landscaping; and c) the proposed extended hardstanding could be done under permitted development which makes no regard to biodiversity.

**P2023/39 Matters for information**

**P2023/40 Date of Next Meeting – Monday 3 April 2023 @ 7.30pm**

Tracy Georgiades, Deputy Clerk to Great Missenden Parish Council

1 March 2023

Clerk . is inviting you to a scheduled Zoom meeting.

Topic: Planning meeting

Time: Mar 6, 2023 07:30 PM London

Join Zoom Meeting

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