



**Agenda for the Planning Committee Meeting**  
**Tuesday 2<sup>nd</sup> May 2023**  
**At 7.30 pm in the Committee Room of the Memorial Hall,**  
**Great Missenden**

Also via Zoom: <https://us06web.zoom.us/j/89385930250?pwd=eU4zRjBxSUg4cTYwNzI3MFI1QlF2dz09>

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:**

**P2023/57 Apologies:**

**P2023/58 Declarations of Interest:**

**P2023/59 Minutes:** Minutes of the meeting held on **Monday 3<sup>rd</sup> April 2023** for signing.

**P2023/60 Matters arising**

1. **Station Approach** - PL/21/0534/FA – This application is delayed 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. **Harji Manor Farm Missenden Road Prestwood Buckinghamshire HP16 0JN** - Conversion of existing barn and hardstanding into a residential dwelling house with garden curtilage  
Ref. No: PL/22/3395/FA | Validated: Tue 25 Oct 2022 | Status: Registered.  
Enforcement case ES/22/00316/OPDEV – Case Officer Mohammed Nadeem to update the Council.

**Peterley Corner Farm Wycombe Road Prestwood Buckinghamshire HP16 0HJ**

Variation of Condition 8 (Approved Plans) of Planning Permission CH/2017/2121/FA (Demolition of existing house and outbuildings, erection of replacement dwelling and detached carport) to allow for changes to carport (part retrospective).

Ref. No: PL/22/3438/VRC | Validated: Mon 03 Oct 2022 | Status: Conditional Permission

BC have an open case with regard to significant earthworks, bunds and hard landscaping at this site and new vehicular access onto the A4128 Missenden Road, south of Peterley Lane/Perks Lane junction, for which consent does not seem evident; the reference is ES/22/00219/OPDEV. Jim Wilmot is the case officer and the Council are waiting on an update.

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. As of 26 April, EKFB have not shared BAT data.

5. **Consultation on Infrastructure Levy** – for completion by 17h00 on 19 May 2023.



Nalc Infrastructure  
Levy.pdf

6. **Orchard End, Greenlands Lane – oak tree and tree protection** – letter in process of being agreed and sent.

7. **Planning Policy – Buckinghamshire Council – Local Transport Plan 5 Survey** – you can take part from 19 April until 11.59 pm on 4 June 2023



Local Plan and LTP5  
vision and objectives

<https://yourvoicebucks.citizenspace.com/planning/vision-and-objectives/consultation/>

7. **Draft Terms of Reference for Planning Committee** for recommended adoption by full Council.



PLANNING  
Committee TOR 2023.

## **P2023/61 PLANNING APPLICATIONS for consideration**

### **Summary of Applications for Great Missenden Parish validated and up to date as at midday on Wednesday 26<sup>th</sup> April 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. 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**

**Planning Committee record from 3 April 2023 meeting:**

Cllr Jane MacBean has asked that the “application be called-in to be heard at the planning committee if the case officer is minded to approve it”. GMPC observe a lack information in the application with regards to (1) input from Highways with a report regarding; vision splays, MGW of HGV's, anticipated traffic movements, and the suitability of ingress and egress to/from a 'B' Road. Also the lack of a biodiversity plan based on residents' concerns. The Parish Council must defer a decision pending the above matters being addressed and the application being 're-validated'.

#### **2. Little Close 82 High Street Great Missenden Buckinghamshire HP16 OAN**

[Ash tree - remove \(Great Missenden Conservation area\)](#)

**Ref. No: PL/23/1237/KA | Validated: Thu 13 Apr 2023 | Determination Date: Thu 25 May 2023**

#### **3. Greenleigh 6 Kings Lane South Heath Buckinghamshire HP16 0QZ**

[Ground floor wraparound extension, internal alterations, floor plan redesign and all associated works](#)

**Ref. No: PL/23/1234/FA | Validated: Wed 12 Apr 2023 | Determination Date: Wed 07 Jun 2023**

#### **4. 5 Orchard Mews Back Lane Great Missenden Buckinghamshire HP16 ODN**

[Sycamore - take most of the tree down to approximately 12 feet \(Great Missenden Conservation Areas\)](#)

**Ref. No: PL/23/1213/KA | Validated: Tue 11 Apr 2023 | Determination Date: Tue 23 May 2023**

#### **5. Peterley Wood Farm Peterley Lane Prestwood Buckinghamshire HP16 OHH**

[Approval of condition 10 \(CEMP-Biodiversity\) of planning permission PL/21/3185/FA - Demolition of garage block with flat above, existing residential dwelling and office/domestic storage building. Erection of two replacement single storey dwellings.](#)

**Ref. No: PL/23/1184/CONDA | Validated: Wed 05 Apr 2023 | Determination Date: Wed 31 May 2023**

#### **6. Clemmit Farm Wycombe Road Prestwood Buckinghamshire**

[Retention of a residential mobile home in connection with the commercial breeding and training of native ponies/horses](#)

**Ref. No: PL/23/1185/FA | Validated: Wed 19 Apr 2023 | Determination Date: Wed 19 Jul 2023**

### **7. 76 Clare Road Prestwood Buckinghamshire HP16 ONU**

Demolition of existing conservatory and erection of single storey rear extension and first floor front/side/rear extension

Ref. No: PL/23/1161/FA | Validated: Tue 04 Apr 2023 | Determination Date: Tue 30 May 2023

### **8. Hollyoak Nairdwood Lane Prestwood Buckinghamshire HP16 0QQ**

Two dormer windows to the front of the property for the loft conversion, vaulting the roof of the current flat roof garage, erecting a single story side extension & a porch to the front elevation

Ref. No: PL/23/1145/FA | Validated: Mon 17 Apr 2023 | Determination Date: Mon 12 Jun 2023

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

Variation of conditions 4 (No garage conversion) and 6 (Approved plans) of planning permission PL/22/3813/FA (Single and two storey rear, side and front extensions retaining existing access and parking) to allow for a garage conversion, additional side windows and changes to layout and parking

Ref. No: PL/23/1095/VRC | Validated: Wed 19 Apr 2023 | Determination Date: Wed 14 Jun 2023

### **10. Woodlands Farm Greenlands Lane Prestwood Buckinghamshire HP16 9QX**

Certificate of Lawfulness for existing erection of 4x residential outbuildings within the garden of the residential property known as 'Woodlands Farm'.

Ref. No: PL/23/1008/EU | Validated: Wed 22 Mar 2023 | Determination Date: Wed 17 May 2023

### **11. Kenya 2 Hill View Village Road Ballinger Buckinghamshire HP16 9LF**

First floor rear extension, addition of a sloping roof at the ground floor rear elevation with roof lights and two rear elevation rooflights to facilitate use of loft space for habitable accommodation.

Ref. No: PL/23/1007/FA | Validated: Wed 22 Mar 2023 | Determination Date: Wed 17 May 2023

### **12. Meadow View Copes Road Great Kingshill Buckinghamshire HP15 6JE**

Part two storey/part single storey side extension, single storey rear extension, garage conversion with pitch roof over front, side porch canopy, alterations to openings and replacement of UPVC cladding with render finish in lieu of cladding to part existing front and rear elevations.

Ref. No: PL/23/0992/FA | Validated: Tue 21 Mar 2023 | Determination Date: Wed 16 May 2023

### **13. Land at The Rear Of The Rowans and Thorpedale Nairdwood Lane Prestwood Buckinghamshire**

Outline application for a development of 1 house (matters to be considered at this stage: access, appearance, layout and scale)

Ref. No: PL/23/1074/OA | Validated: Wed 22 Mar 2023 | Determination Date: Wed 17 May 2023

## **For Information**

### **Deadline before 2<sup>nd</sup> May Planning Committee:**

#### **1a. St Enodoc Ballinger Road South Heath Buckinghamshire HP16 9QH**

Non material amendment to planning permission PL/22/2165/FA (Loft conversion to living space incorporating two rear dormers and additional window, one roof light to the front elevation with raised crown roof on the rear return) to allow for a change in size and position of the rooflight on the front roof slope

Ref. No: PL/23/1142/NMA | Validated: Mon 03 Apr 2023 | Determination Date: Mon 01 May 2023

#### **1b. St Enodoc Ballinger Road South Heath Buckinghamshire HP16 9QH**

Non material amendment to planning permission PL/22/2165/FA (Loft conversion to living space incorporating two rear dormers and additional window, one roof light to the front elevation with raised crown roof on the rear return) to allow for a change of materials on the rear dormer windows.

Ref. No: PL/23/1080/NMA | Validated: Wed 29 Mar 2023 | Determination Date: Wed 26 Apr 2023

## P2023/62 Correspondence:-

a) Appeals - correspondence from Buckinghamshire Council regarding appeal cases – status as at Wednesday 26<sup>th</sup> April 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 at 26 April 2023.**

b) Buckinghamshire Council by Wednesday 26<sup>th</sup> April 2023 have submitted a series of outcomes of planning applications. See list below.

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

### **1. 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, front dormers and side, 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 | Status: Conditional permission**

#### **TOWN/PARISH COUNCIL**

Great Missenden Parish Council. DO NOT OBJECT but would like to see biodiversity net gain.

/b Officer's response on biodiversity:

#### **Does the proposal impact on biodiversity and green infrastructure?**

**Yes.** Chiltern District's Core Strategy Policy CS4 states that to ensure long-term sustainability of development and help contribute towards national targets to reduce overall CO2 emissions; the Council will expect all new developments to have regard to the sustainable development principles, such as waste management and use of renewable energy technology sources. In the spirit of complying with this Policy, this proposal includes PV panels to roof of the dwelling.

### **2. The Cloisters (Cottages 1-4) 117, 119, 121 and 123 High Street Great Missenden Buckinghamshire HP16 0BB**

Change of use from sheltered age restricted housing to open market dwellings (Use Class C3)

**Ref. No: PL/22/2726/FA | Validated: Mon 15 Aug 2022 | Status: Conditional permission**

**PARISH COUNCIL :** "GMPC object on the basis of parking and amenity space. Removing of the age condition removes shared common ground access leaving only 4 parking spaces and tiny amenity spaces comprising small patios which will also provide bin space. As such the Parish Council believe it should be retained as sheltered housing."

CASE OFFICER: When considering parking provision, the Buckinghamshire Countywide Parking Guidance indicates that a two-bedroom unit in this location would require 2 spaces to be provided. This would result in a total of 8 spaces to be provided for the dwellings which are the subject of this application. The submitted site plan indicates that 4 spaces are to serve the 4 dwellings, resulting in a shortfall of 4 spaces within the site. In order to justify this shortfall, the applicant submitted a parking survey to demonstrate that there is sufficient alternative parking available within the vicinity of the site. Based on this information, the Highway Authority have confirmed that the proposed use would be unlikely to result in a highway safety issue. As such, no objections are raised in this regard, subject to a condition that the parking layout shown on the plans shall be retained.

## **P2023/63 Matters for information**

**P2023/64 Date of Next Meeting – Tuesday 2 May 2023 @ 7.30pm**

Tracy Georgiades, Deputy Clerk to Great Missenden Parish Council

2 May 2023

Clerk . is inviting you to a scheduled Zoom meeting.

Topic: Planning Meeting

Time: May 2, 2023 07:30 PM London

Join Zoom Meeting

<https://us06web.zoom.us/j/89385930250?pwd=eU4zRjBxSUG4cTYwNzI3MFI1QlF2dz09>

Meeting ID: 893 8593 0250

Passcode: 550098

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