



Minutes for the Planning Committee Meeting
Held at 7.30 pm on
Tuesday 2nd May 2023, Memorial Hall, Committee Room

Meeting commenced: 7.32 pm

Public Forum: Three residents attended the planning committee regarding Greenland Lane applications, in particular Woodland Farm (agenda 10) and Orchard End (Matters arising).

Present during the meeting: I Lovegrove, (Chair)
Cllrs: J Gladwin, V Marshall, C Bunting, R Pusey, S Rhodes

Also present: Tracy Georgiades, Deputy Clerk

P2023/65 **Apologies:** Cllrs: L Cook (vice Chair), M Johnstone

P2023/66 **Declarations of Interest:** Cllr R Pusey recorded a tenuous connection (non-pecuniary) to agenda item 1. Hyde End Sawmills, Chesham Road, HP16 ORD

P2023/67 **Minutes:** it was agreed by all that the Minutes of the meeting held on Monday 3rd April 2023 should be signed as a correct record.

P2023/68 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. A committee member asked for a map of the 40 special areas identified by Dacorum.
- 2.a. **Barn To South Of Peterley OS Field 7900 On East Side Of Missenden Road Great Kingshill**
Known as: **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.
GMPC called-in the application 14 November 2022 because it is in the Green Belt and the Chilterns AONB between the villages of Prestwood and Great Kingshill.
GMPC reported the Harji Manor Farm development to Enforcement, Enforcement case ES/22/00316/OPDEV. The planning application will be completed before the enforcement case.
- 2.b. **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
PARISH COUNCIL (November 2022): GMPC does not object but the committee are mindful of the neighbour's comments on the change of ridge height. The change is a loss of a green roof to tile and thus the loss of a biodiversity gain.
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. EKFB have not shared BAT data.

4. **Consultation on Infrastructure Levy** – for completion by 17h00 on 19 May 2023. Planning Chair will update the Parish Council. SR will prepare a starter document.
5. **PL/22/2667/FA Orchard End, Greenlands Lane – oak tree and tree protection** – letter sent on 18 April to Steve Bambrick, Service Director, Planning & Environment Bucks Council, enc: copy of Land Registry, Copy of Site Plan showing location of the tree. CC: Cllr: Heather Wallace, Peter Martin and Keith Musgrave, Tree Officer BC.
Residents from Greenlands Lane observed that Ecology Report for Orchard End did not mention the tree but refers to the hedge. The oak tree loss affects flora and fauna and the planting of 100 leylandii and adding 1 bird box and 1 bat box is a loss of biodiversity not a biodiversity net gain. A tree roost assessment for bats was lacking and bats are known in the area. A further loss of diversity is anticipated if scheduled works in 10 acres of woods to the rear and owned by Orchard End happens.
The committee commented that tree was not on the Ecology Report because it was not owned by Orchard End rather under the protection of BC and Highways. Applications for TPOs on trees to BC's Tree Officer (Keith Musgrave) are not being made and county trees are unprotected. GMPC is investigating if any significant felling in a quarter needs a 'Felling Licence' from the Forestry Commission. This is defined as more than 5 cubic metres of timber. The Oak which was cut down was considerably more than 5 cubic metres of timber (effectively 1m wide x 1m deep x 5m high). As such the house owner would need to have such a licence. The Committee will ask the Forestry Commission whether the owner had such a licence.
The Planning Committee suggested all interested residents i) refer to the Land Registry which is available to the public; ii) post Neighbour comments for the application on BC's Planning Portal; iii) the Clerk will investigate if the felling of the tree could constitute a wildlife crime; iv) SR will enter the tree felling on Fix My Street; v) the letter from GMPC to Steve Bambrick will be forwarded to Cllr J MacBean; vi) Residents could liaise with Colin Veysey, editor of The Source (a voice for residents and community and stakeholders) regarding nature and habitat loss; vii) BC in response to public objections could put in place a BNG plan for resident.
6. **Planning Policy – Buckinghamshire Council – Local Transport Plan 5 Survey** – you can take part from 19 April until 11.59 pm on 4 June 2023
<https://yourvoicebucks.citizenspace.com/planning/vision-and-objectives/consultation/>
Planning Chair will update the Parish Council.
7. Draft **Terms of Reference for Planning Committee** for recommended adoption by full Council. SR to review and circulate to Committee members and to update Council. (Unless amended within 24 hours accepted by the committee).

P2023/69 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 26th April 2023, is as follows:

1. Hyde End Sawmills Chesham Road Hyde End Buckinghamshire HP16 0RD

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 sprints, 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'.

The committee would like BC to adopt a baseline for this site which takes on an obligation to recognise the site as it was prior to the application. BC tree office is agreeing to the loss of timber on the site because it was cleared prior to the application. GMPC request a biodiversity net gain plan, with a timeline for implementation specified. The committee is also mindful of the local employment opportunity of the site.

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)

2. Little Close 82 High Street Great Missenden Buckinghamshire HP16 0AN

Ash tree - remove (Great Missenden Conservation area)

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

GMPC does **not** object in principle. The Committee note the Ash tree is close to the house and could cause damage and it is a listed property in a conservation area. The Heritage Officer has been referred to and the Tree Officer, Keith Musgrave. The Parish Council respectfully request all parties involved investigate a 30% tree reduction, rather than complete removal, also thus mitigating the risk of heave.

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

GMPC does **not** object but would ask that the BC ensure that commensurate parking is mandatory considering the enlargement of the house and unaltered access.

4. 5 Orchard Mews Back Lane Great Missenden Buckinghamshire HP16 0DN

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

The Parish Council question whether the scale of reduction would kill the tree. An Arboriculturist Report is absent. Given the lack of a professional report the application should not be validated especially in a conservation area.

5. Peterley Wood Farm Peterley Lane Prestwood Buckinghamshire HP16 0HH

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

A comprehensive construction timetable for implementation is missing to discharge BC's Condition 10 (CEMP-Biodiversity). GMPC **object** and dispute the need to remove 3 sycamore trees and must insist on a statutory buffer zone for ancient woodland and a statutory timetable for implementation of works to be included because without a timetable enforcement becomes impossible.

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

The Council **objects** as there is no proof of a need for affordable accommodation on this site.

The Parish recognises there is a long history of applications and refusals. In 2011 a certificate of

lawfulness was given for mixed use agriculture and the grazing of ponies and for the use of a

caravan/mobile home for a day washroom ancillary to the use of a menage (1996 permission). Since

2013 efforts to gain change of use and permanently live on site became subject to enforcement notices.

In 2019 there was a planning refusal, but permission was given for a mobile home limited to a person solely or mainly employed at Clemmit Farm in connection with the equestrian business. The permission was granted for three years and on or before the expiration of the three-year period the use of the land for residential purposes shall cease and the mobile home shall be removed from the land. The 2023 Application is trying to retain the mobile home as it is the end of the 3-year temporary term. GMPC is mindful that the temporary Condition is being breached as the whole family live on site, although only one person needs to, and of Neighbours objecting to the number of structures and the number of people living full time on site.

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

GMPC ask that BC scrutinize possible loss of visual amenities to neighbours and that BC ensure that parking is commensurate with the size of the property.

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

GMPC does not object.

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

The applicant wants a garage conversion which means removal of trees to allow reorganisation of parking at the front of the house, GMPC ask that BC ensure a Biodiversity Net Gain relative to the biodiversity baseline before removal and a timetable. In addition, GMPC would ask that BC consider carefully if the 2 parking spaces are sufficient.

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

GMPC objects to the Cert. of Lawfulness application. The Committee feel that the nature of the application is disingenuous because the structures self-evidently are not within the garden curtilage but are instead sited on periphery agricultural land within the Green Belt and ANOB. Furthermore, there is photographic evidence (within the application itself) illustrating ostensible attempts at concealment.

In addition, at least 3 structures in the subject application appear to exceed permissions of maximum area to be covered by buildings more than 20 metres away to be limited to 10 square metres.

"In National Parks, the Broad, Areas of Outstanding Beauty and World Heritage Sites the maximum area to be covered by buildings, enclosures, containers and pools more than 20 metres from the house to be limited to 10 square metres."

Reference from: <https://www.planningportal.co.uk/permission/common-projects/outbuildings/planning-permission>

The committee are led to believe that other structures on the same agricultural land are not within garden curtilage and consequently must urgently request that BC undertake further investigation.

Residents report that space in the barn beyond that consented as living accommodation 'ancillary to the principal dwelling' is now being occupied and that accommodation in 'Shed 6' and 'Shed 2' are also already being occupied.

SR will request an enforcement visit to site as more people are living there than have permission.

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

GMPC does not object to the subject Application, but GMPC request that BC please ensure that Neighbour's visual amenity is not unduly impacted on. In addition, GMPC ask that the BC ensure that commensurate parking is provided.

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

GMPC does not object to the subject application but would ask that the BC ensure that parking is commensurate with the loss of the garage and the increase in net habitable accommodation and 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. This should be considered in the context and location of the dwelling and amenity of neighbours and/or highway users. The Parish Council also request a Net Biodiversity Gain.

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

GMPC objects because the building is an over development of the site and because of inadequate parking on a difficult road and the absence of private amenity space.

P2023/70 Correspondence:-

- a) **Appeals** - correspondence from Buckinghamshire Council regarding appeal cases – status as at Wednesday 26th 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) All correspondence from Buckinghamshire Council regarding recent outcomes of planning applications that have been decided up to Wednesday 26th April 2023, were reviewed and accepted. However, it was decided to act on the Conditional Permission given to The Cloisters:

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.

It was agreed that a letter should be sent to Steve Bambrick, Planning & Environment Bucks Council, raising the Parish Council's concern following approval on the basis of sufficient alternative parking available when the Parish and BC knows how restricted parking is in Great Missenden. SR to draft letter of objection.

P2023/71 Matters for information

P2023/72 Date of the Next Meeting: Monday, 5th June 2023, Great Missenden Memorial Hall, Committee Room.
Tracy Georgiades, Deputy Clerk to the Council **2 May 2023**

Meeting Closed: 9.55pm