



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

Also via Zoom: <https://us06web.zoom.us/j/82416122261?pwd=V09NRzNVNnVZSmhadWM5eitVSzhmUT09>

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:

P2023/89 Apologies:

P2023/90 Declarations of Interest:

P2023/91 Minutes: Minutes of the meeting held on **Monday 5th June 2023** for signing.

P2023/92 Matters arising

1. Station Approach - PL/21/0534/FA – This application continues to be 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.a. Barn to South Of Peterley OS Field 7900 On East Side Of Missenden Road Great Kingshill 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 & ANOB and logged an 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 OHJ
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
Re. ES/22/00219/OPDEV - Ms Penney from BC responded that the development is ongoing. It is not a breach of planning control to store materials, such as topsoil from the development, on the land or adjacent land, erect a site hoarding or use a different (but pre-existing) access during the development of the site. However, BC are concerned that the access installed to the south is not temporary and will be investigating.
The committee wonder if this is a change of use from equestrian.
26.06.23 – update from Bucks Council – they will be meeting with the owner’s planning agent in the next three weeks.
3. PL/22/2667/FA Orchard End, Greenlands Lane – oak tree and tree protection – response from Bucks Council 23.06.23 - it would not be appropriate for a woodland TPO as the Forestry Commission advice is that the owner is following good practice in respect to a management plan for the woodland. Bucks Highways response 12.06.23 – they have not yet contacted the owner as they are not clear what they would like the outcome to be in terms of mitigation. The location is not recommended for a replacement tree and alternative locations need to be assessed.
4. Draft Terms of Reference for the Planning Committee for recommended adoption by full Council was deferred from the June council meeting.
5. The Cloisters, Great Missenden – PL22/2726/FA – response sent to Steve Bambrick, Bucks Council following approval decision.

P2023/93 PLANNING APPLICATIONS for consideration

Summary of Applications for Great Missenden Parish validated and up to date as at midday on Wednesday 28th June 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. Lamego Perks Lane Prestwood Buckinghamshire HP16 0JQ

Erection of a side orangery and attached open veranda

Ref. No: PL/23/1970/FA | Validated: Thu 15 Jun 2023 | Expiry Date: Fri 14 Jul 2023

2. Widgeon Moat Lane Prestwood Buckinghamshire HP16 9BT

Two storey side extension and single storey rear extension. Replacement of all windows and doors.

Ref. No: PL/23/1924/FA | Validated: Tue 13 Jun 2023 | Expiry Date: Wed 12 Jul 2023

3. Woodlands Farm Greenlands Lane Prestwood Buckinghamshire HP16 9QX

Certificate of Lawfulness application for the continued use of land as residential garden land in connection with Woodlands Farm

Ref. No: PL/23/1929/EU | Validated: Tue 13 Jun 2023 | Expiry Date: Fri 14 Jul 2023

4. 16 Graeme Avenue Prestwood Buckinghamshire HP16 0NT

Construction of a pitched roof above existing flat roof area on part of the 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.

Ref. No: PL/23/1900/FA | Validated: Mon 12 Jun 2023 | Expiry Date: Mon 10 Jul 2023

5. Ballinger House Village Road Ballinger Buckinghamshire HP16 9LQ

Demolition of the existing detached dwelling and pool building and erection of a replacement dwelling and replacement garage (amendment to planning permission PL/21/4044/FA)

Ref. No: PL/23/1863/FA | Validated: Mon 19 Jun 2023 | Expiry Date: Fri 14 Jul 2023

6. 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/23/1861/CONDA | Validated: Wed 07 Jun 2023 | Determination Date: Wed 02 Aug 2023

7. Pendennis New Road Prestwood Buckinghamshire HP16 0PX

Part conversion of garage

Ref. No: PL/23/1844/FA | Validated: Fri 09 Jun 2023 | Expiry Date: Tue 04 Jul 2023

8. Whitethorn 24 Chequers Lane Prestwood Buckinghamshire HP16 9DR

Single storey rear extension, conversion of store to utility room, chimney removal and changes to doors.

Ref. No: PL/23/1901/FA | Validated: Mon 19 Jun 2023 | Determination Date: Mon 14 Aug 2023

9. 26 Misbourne Drive Great Missenden Buckinghamshire HP16 0BL

Additional single storey side extension to already approved planning PL/22/4254/FA

Ref. No: PL/23/1776/FA | Validated: Wed 31 May 2023 | Expiry Date: Tue 27 Jun 2023

10. 7 Orchard Mews Back Lane Great Missenden Buckinghamshire HP16 0DN

T1 sycamore - fell, T2 holly - fell (Great Missenden Conservation Area)

Ref. No: PL/23/1762/KA | Validated: Mon 12 Jun 2023 | Expiry date: Mon 3 Jul 2023, Determination Date: 24 July

11. 37 Clare Road Prestwood Buckinghamshire HP16 ONU

Certificate of Lawfulness for proposed removal of garage door, bricking up lower level and installation of window to higher level infill of door opening

Ref. No: PL/23/1337/SA | Validated: Mon 12 Jun 2023 | Determination Date: Mon 07 Aug 2023

12. The Pheasant Village Road Ballinger Buckinghamshire HP16 9LF

Variation of condition 1 of appeal decision APP/X0415/C/17/3172653 to allow for the reinstatement of permitted development rights for extensions and garden buildings in Use Classes A, B and E T

Ref. No: PL/23/1787/VRC | Validated: Thu 01 Jun 2023 | Expiry date: Tue 27 Jun 2023

13. Holly Hatch Cottage, Nags Head Lane, Great Missenden, Buckinghamshire HP16 0HD

Erection of Detached Double Garage.

Ref. No: PL/23/1742/FA | Validated: Tue 30 May 2023 | Expiry Date: Thu 29 Jun 2023

14. Kenya 2 Hill View, Village Road, Ballinger, Buckinghamshire HP16 9LF

First floor rear extension, addition of two rear elevation roof light to facilitate use of loft space for habitable accommodation.

Ref. No: PL/23/1760/FA | Validated: Tue 30 May 2023 | Expiry Date: Tue 04 Jul 2023

15. 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/23/0043/FA)

Ref. No: PL/23/2035/FA | Validated: Wed 21 Jun 2023 | Expiry date: Not available Determination date 16.08.23

16. Prestwood And District Sports Centre Honor End Lane Prestwood Buckinghamshire HP16 9QY

Certificate of lawfulness for proposed wooden clubhouse. Open for comment icon

Ref. No: PL/23/2043/SA | Validated: Tue 27 Jun 2023 | Determination Date: 22 Aug 2023

P2023/94 Correspondence:-

a) Appeals - correspondence from Buckinghamshire Council regarding appeal cases – status as at Tuesday 27th June 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 27th June 2023.**
- 2. Mulberry Lodge, 64A Wycombe Road, Prestwood, Buckinghamshire HP16 0PQ.** Ref.No: PL/22/2370/FA
Detached and garage subdivision of garden.
On 26th April appeal against received Ref: APP/X0415/W/22/3313552. Not yet decided.
- 3. Mellow Cottage, Great Kingshill Farm, Stag Lane, Great Kingship, Buckinghamshire, HP15 6EW**
Demolition of existing dwelling and outbuilding and erection of detached dwelling.
Appeal started on 26th April Ref: APP/X0415/W/22/3313490 Not yet decided.

b) Buckinghamshire Council by Tuesday 27th June 2023 have submitted a series of outcomes of planning applications. See list below.

****ONLY DECISIONS THAT DIFFER FROM THE PLANNING COMMITTEE'S COMMENTS ARE LISTED****

1. **17 Tetherdown, Prestwood, Buckinghamshire, HP16 ORY**

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 | Status: **Conditional Permission**

GMPC Objected.

It is acknowledged that objections have been raised by the Parish Council and the Chiltern Society, in summary concerning the loss of amenity land part of the original development contributing to the setting and character of the locality.

It is noted that the parcel of land between the rear of the existing fencing of No. 17 and the adjacent footpath to the rear is designated as amenity land as approved under ref. CH/1976/0780/DE.

Whilst this is the case, it is acknowledged that No. 7 Collings Walk was granted permission (ref. CH/1978/0924/FA) for the 'extension of garden and construction of 2m high fence', of which was implemented at the time wherein the fence is directly adjacent to the rear footpath. Furthermore, this existing grass verge is not considered of significant importance to the character of the area to warrant refusal, given the boundaries of the immediate properties being located directly along the footpath. On balance, it is not considered that there would be a detrimental impact upon the wider character of the area due to the works.

5. CONSULTATIONS

Ecology Officer (received 22nd May 2023):

'Following our previous comments to application PL/23/0807/FA - 17 Tetherdown an Ecology Survey letter report was submitted, produced by Dr James Hildreth and dated 15th May 2023.

I agree with the recommendations stated in the report for an ecologist to supervise the vegetation clearance in order to safeguard any great crested newts found on site and with the proposed hedgehog access in the new fence as a biodiversity enhancement.

I would recommend that the following condition relating to these measures and informatives relating to nesting birds and great crested newt are attached to any approval granted.'

2. **Field Off Nags Head Lane Nags Head Lane Great Missenden Buckinghamshire**

Proposed conversion and alteration of agricultural barn to create a four bedroom dwellinghouse with associated parking and amenity space provision together with new hedgerow and other planting

Ref. No: **PL/23/1311/FA** | Validated: Wed 19 Apr 2023 | Status: Conditional Permission

GMPC would object and advise that Environment Officer's recommendations be completed before commencement of development.

Ecology Officer:

No objection, subject to conditions

Conditions relating to reasonable avoidance measures to safeguard protected species during works and to biodiversity net gain and biodiversity enhancements are recommended.

Environmental Health Officer:

Historical mapping indicates that the site has had an agricultural use, inferred by field boundaries depicted on the map for the 1920s, no changes are shown on the subsequent available maps, the site is shown as being undeveloped on the map for the 1990s.

Online historical mapping indicates that the site has had an agricultural use, inferred by field boundaries depicted on the map published in 1883, no changes are shown on the subsequent available maps, the site is shown as being undeveloped on the map published in 1944.

There is an area of historic landfill located approximately 130m to the south east (hld_ref EAHLD35243, site_name Sandwich Wood, site_ref WDA/370, eastings 489000, northings 199400). There is a piece of land located approximately 215m to the north west that has been identified as hole unknown. Historical mapping indicates that this was a pit or quarry. Aerial photography indicates that the roof covering of the building is constructed from corrugated cement roofing sheets, these materials could potentially contain asbestos fibres. There is also some hardstanding on site, materials inappropriate for reuse may be present beneath the hard cover.

The site has not been identified as having had a previous potentially contaminative use. However, the proposed development will have a sensitive end use. An assessment of the potential risks associated

with the site is considered necessary. A Refurbishment/Demolition Asbestos Survey should be carried out prior to any works commencing.

Conditions relating to contamination risks are recommended.

3. Non material amendment to planning permission PL/18/4598/FA (Demolition of existing buildings and erection of 10 dwellings with garages, landscaping, car parking and vehicular access.) to allow for the removal of the 15 approved parking spaces for the opposite garden centre
Former Mushroom Farm Meadow South Heath Buckinghamshire HP16 9SH
Ref. No: PL/23/1532/NMA | Validated: Thu 11 May 2023 | Status: **Accepted**
GMPC objects as the committee feel strongly that there is still an employment opportunity available and that the land could be used by a business with ancillary parking providing a viable business interest.
4. Approval of conditions 2 (biodiversity features) and 3 (3 parking spaces) of planning permission PL/23/0595/FA - Single storey rear extension and roof extensions to existing bungalow to form living space in the roof, including raising the overall height of roof, front and rear dormers and a front roof light, erection of a front open porch and changes to windows and doors, demolition of existing conservatory and erection of a single storey side extension.
Tarkwa Marriotts Avenue South Heath Buckinghamshire HP16 9QL
Ref. No: PL/23/1365/CONDA | Validated: Tue 25 Apr 2023 | Status: **Accepted**
GMPC did not comment.
5. Replacement of timber outbuilding with brick and tile structure for store/gym/home working.
Merran 80 Wycombe Road Prestwood Buckinghamshire HP16 0HW
Ref. No: PL/23/1291/FA | Validated: Wed 19 Apr 2023 | Status: **Conditional Permission**
GMPC did not comment
6. Single storey rear extension with rooflight
Annan Kiln Road Prestwood Buckinghamshire HP16 9DG
Ref. No: PL/23/1279/FA | Validated: Tue 18 Apr 2023 | Status: **Conditional Permission**
GMPC did not comment
7. 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
Toridge Copes Road Great Kingshill Buckinghamshire HP15 6JE
Ref. No: PL/23/0551/CONDA | Validated: Mon 20 Feb 2023 | Status: **Condition Accepted**
8. Certificate of lawfulness for existing use to confirm that reserved matters approval PL/20/3211/DE has been implemented by the carrying out of a material operation in accordance with Section 56(4) of the Town and Country Planning Act 1990
Holly Hatch Cottage Nags Head Lane Great Missenden Buckinghamshire HP16 0HD
Ref. No: PL/22/2270/EU | Validated: Mon 27 Jun 2022 | Status: **Certificate of Lawfulness – Grants**
GMPC – **GMPC Objects** and questions whether the ecology report is correct. We believe that trees, nesting birds and badgers in the area would be affected by the development. There should be no development until an accurate ecology report received.
9. Demolition of existing dwelling and erection of detached dwelling with part basement, outdoor swimming pool, driveway, new vehicular access and widening of existing vehicular access
Shercot Rignall Road Great Missenden Buckinghamshire HP16 9PE
Ref. No: PL/22/0927/FA | Validated: Fri 08 Apr 2022 | Status: **Conditional Permission**
Comments received from Great Missenden Parish Council 11th May 2022: "**No Objection** - but, GMPC request protection and provision for any bats, and would like to see a biodiversity net gain in this application."
Comments received 20th February 2023: "**GMPC Objects** to the proposed house being moved back from the road making it 22m further from the front of the existing building and current building line

and inconsistent with the depth of the neighbouring properties and because being on a slope its raised aspect above the road makes it appear overbearing. Furthermore, GMPC object because it is located in the Green Belt and the Chilterns AONB and it is not in keeping with the country scene."

P2023/95 Matters for information

P2023/96 Date of Next Meeting – Tuesday 3rd August 2023 @ 7.30pm

Tracy Georgiades, Deputy Clerk to Great Missenden Parish Council

27th June 2023

Clerk . is inviting you to a scheduled Zoom meeting.

Topic: Planning Committee

Time: Jul 3, 2023 07:30 PM London

Join Zoom Meeting

<https://us06web.zoom.us/j/82416122261?pwd=V09NRzNVNnVZSmhadWM5eitVSzhmUT09>

Meeting ID: 824 1612 2261

Passcode: 791672

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