



**Minutes for the Planning Committee Meeting**  
**Held at 7.30 pm on**  
**Monday 5<sup>th</sup> June 2023, Memorial Hall, Committee Room**

**Meeting commenced:** 7.35pm

**Public Forum:**

**Present during the meeting:** I Lovegrove, (Chair)  
Cllrs: L Cook (vice Chair), M Johnstone, J Gladwin, V Marshall, C Bunting, R Pusey, S Rhodes

Also present: Tracy Georgiades, Deputy Clerk

P2023/81 **Apologies:** None.

P2023/82 **Declarations of Interest:** Ross Pusey declared a pecuniary interest in item 8.

P2023/83 **Minutes:** it was agreed by all that the Minutes of the meeting held on Tuesday 2<sup>nd</sup> May 2023 should be signed as a correct record.

P2023/84 Matters arising

1. **Station Approach - PL/21/0534/FA** – This application is carried forward, it was 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.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 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  
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.
3. **Leather Lane Oak** is being progressed with the current HS2 contractor EKFB and the Leather Lane Conservation Group.
4. **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.  
A BC response was received on 19 May asking for evidence regarding removal of the tree. A report was made to Thames Valley Police’s wildlife crime service, RWC-272-23-4343-C. The RWC will forward the report to Buckinghamshire, PCSO, C. Hinkley-Ging.

The Committee agreed to contact Peter Martin for an update and to follow up with an open letter for the Full Parish Council meeting on 12 June.

6. **Planning Policy – Buckinghamshire Council – Local Transport Plan 5 Survey**

The committee thanked Cllr Bunting for all her hard work drafting a Planning Committee response.

7. **Draft Terms of Reference for the Planning Committee** for recommended adoption by full Council is pending. SR's edits seeking delegated power will be followed up with Full Parish Council on 12<sup>th</sup> June.

**P2023/85 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 26<sup>th</sup> April 2023, is as follows:

**1. Cottage Farm Aylesbury Road Great Missenden Buckinghamshire HP16 9LS**

Approval of Conditions 3 (Sample panel of repointing available on site for viewing) and 4 (Mould Brick samples available on site for viewing) of planning permission PL/22/0445/HB - Listed Building Consent for maintenance and repairs to the stables

Ref. No: PL/23/1724/CONDA DD: Thu 20 Jul 2023

**No Objection**

**2. Little Acre 74 High Street Prestwood Buckinghamshire HP16 9EN**

Single storey side and rear extension with 7 rooflights and new porch

Ref. No: PL/23/1702/FA | DD: Fri 21 Jul 2023

**No objection** with the building application

but the committee request a review of residual parking to ensure parking is commensurate with the property size given the loss of the garage and increase in habitable accommodation.

**3. 132 Wrights Lane Prestwood Buckinghamshire HP16 0LG**

Single storey rear extension

Ref. No: PL/23/1701/FA | DD: Wed 19 Jul 2023

**No Objection**

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

Elevational alterations to existing ancillary residential outbuilding.

Ref. No: PL/23/1680/FA | DD: Tue 18 Jul 2023

**No Objection** to alterations of outbuilding.

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

Listed building consent for demolition of existing privy building, erection of part single and part two storey rear extension, new soil vent pipe to side elevation and internal alterations.

Ref. No: PL/23/1682/HB | DD: Tue 18 Jul 2023

The planning committee have **concerns**

rather than an objection. There is a potential conflict with modern styling and historic aspects and the inclusion of such a building in a conservation area.

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

Demolition of existing privy building, erection of part single and part two storey rear extension, new soil vent pipe to side elevation and internal alterations.

Ref. No: PL/23/1681/FA | DD: Tue 18 Jul 2023.

The planning committee believe the

parking should be reviewed. The committee have **no objection** to converting the building and the increase in ancillary accommodation, but our concern relates to the extension to the property and in particular to the less-than-ideal approved parking that necessitates reversing on to the High Street. The committee also requests that there is a **mandatory bat survey** because the application lacks an Independent Ecology Survey.

**6. Holly Hatch Cottage Nags Head Lane Great Missenden Buckinghamshire HP16 0HD**

Approval of condition 2 (materials) of planning permission PL/22/2748/DE (Approval of reserved matters following outline approval PL/19/2902/OA amended by PL/22/1925/VRC (Outline planning permission

for erection of a detached two-storey dwelling with access, parking and amenity space, and the erection of a replacement garage). Matters to be determined - appearance, scale and landscaping.)

Ref. No: PL/23/1683/CONDA DD: Tue 18 Jul 2023

**No Objection**

**7. Green Barn Farm Heath End Road Great Kingshill Buckinghamshire**

Approval of conditions 6 (construction method statement) and 7 (landscape and ecological management plan) of planning permission PL/22/1866/FA - Change of use of land to equestrian, and change of use and extension of agricultural building to stables, construction of a manege and creation of a vehicular access

Ref. No: PL/23/1671/CONDA | DD: Mon 17 Jul 2023

**No objection**

**8. Land To The South Of The B485 Chesham Road To The West Of Meadow Leigh Chesham Road Hyde End Buckinghamshire**

Submission of details for approval of a Landscape Management Plan pursuant to Condition 4 of combined Plans and Specifications and Site Restoration Scheme approval reference PL/22/01542/HS2.

Ref. No: PL/23/1644/CONDA | DD: Fri 14 Jul 2023

**No Objection**

**9. Berrythorne Aylesbury Road Great Missenden Buckinghamshire HP16 9AU**

Loft conversion with remodelling of roof to accommodate 2 x bedrooms and 1 x bathroom on new first floor with the addition of roof lights.

Ref. No: PL/23/1619/FA | DD: Wed 12 Jul 2023

**GMPC has no objections** to the subject

Application, however, would ask that the LA consider that there sufficient parking spaces to accommodate the additional habitable loft space.

**10. Hawkswood Chiltern Road Ballinger Buckinghamshire HP16 9LJ**

Porch and front and rear dormer windows to allow for living accommodation in loft. (Part retrospective)

Ref. No: PL/23/1618/FA | Validated: Tue 23 May 2023 | DD: Tue 18 Jul 2023

**GMPC has no objections** to the subject Application, however, would ask that the LA consider that there is sufficient parking spaces to accommodate the additional habitable loft space.

**11. Orchard End Greenlands Lane Prestwood Buckinghamshire HP16 9QX**

Certificate of Lawfulness for proposed single storey rear and porch extension.

Ref. No: PL/23/1599/SA DD: Tue 11 Jul 2023

**GMPC object** on the basis that a Certificate

of Lawfulness is not valid in this instance and the nature of the works require a Full Planning Application.

There have been a few similar extensions in the past and we are mindful that historic additions and alterations far exceed permitted development.

**12. Kingsfield Kings Lane Hampden Bottom Buckinghamshire HP16 9PN**

Single storey outbuilding attached to replacement shed in rear garden

Ref. No: PL/23/1575/FA | DD: Mon 10 Jul 2023

**No objection**

**13. The Site Is Located Within The South Heath Cutting, To The West Of Frith Hill, South Heath, Great Missenden Buckinghamshire**

In accordance with the requirements of Paragraph 2 and 3 of Schedule 17 to the High Speed Rail (London - West Midlands) Act 2017 the nominated undertaker requests approval of PLANS AND SPECIFICATIONS for the following development within the blue line boundary of the application site: 1No. portal ancillary building (including PIR Lighting); and 2 No. north portal structures.

Ref. No: PL/23/1591/HS2 | DD: Mon 10 Jul 2023

**14. Kaz 60 Hildreth Road Prestwood Buckinghamshire HP16 0LY**

Garage conversion to habitable space.

Ref. No: PL/23/1546/FA | DD: Fri 07 Jul 2023

**GMPC has no objection** to the subject

Application, however, would ask that the LA consider that there is sufficient parking spaces to accommodate the additional habitable space made from the garage.

**15. Former Mushroom Farm Meadow Lane South Heath Buckinghamshire HP16 9SH**

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.

Ref. No: PL/23/1532/NMA | DD: Thu 08 Jun 2023

**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.

**16. Woodlands Farm Greenlands Lane Prestwood Buckinghamshire HP16 9QX**

Retention of internal alterations including subdivision of utility room, removal of partition between stairs and bathroom, new opening to garage, blocking up of a doorway to NE corner and a single storey open front/side covered pergola (Retrospective).

Ref. No: PL/23/1416/FA | DD: Thu 06 Jul 2023

Although this is a retrospective application and may be seen as too late **GMPC object** as the alterations should not have taken place because the increase in ancillary accommodation is way beyond permitted development. The committee would ask that this application be defined as concealment and enforcement action taken.

**17. Woodlands Farm Greenlands Lane Prestwood Buckinghamshire HP16 9QX**

Listed Building Consent for retention of internal alterations including subdivision of utility room, removal of partition between stairs and bathroom, new opening to garage, blocking up of a doorway to NE corner and a single storey open front/side covered pergola (Retrospective)

Ref. No: PL/23/1493/HB | DD: Thu 06 Jul 2023

Although this is a retrospective application and may be seen as too late **GMPC object** as the alterations should not have taken place because the increase in ancillary accommodation is way beyond permitted development. The committee would ask that this application be defined as concealment and enforcement action taken.

**18. 7 Rignall Road Great Missenden Buckinghamshire HP16 9AN**

New vehicular access and gravel hardstanding area to front

Ref. No: PL/23/1389/FA | DD: Thu 29 Jun 2023

**GMPC object** on the grounds of the issues which have been highlighted by BC Highways and we would ask BC to investigate as there appears to be a business being operated in a residential area. It is also a biodiversity loss even with permeable landscaping.

**19. Pine Ridge Nags Head Lane Great Missenden Buckinghamshire HP16 0ER**

Demolition of existing house and attached garage and erection of two detached houses with surface parking, and relocation of the existing vehicular access.

Significant changes to design of initial scheme

Ref. No: PL/22/3145/FA | DD: Registered

GMPC repeat their reasons for **objection**, as per previous applications on this site. We would also insist on a traffic management plan.

For information, deadline before next Planning Committee meeting and/or next GMPC meeting

**1. Peterley Wood Farm Peterley Lane Prestwood Buckinghamshire HP16 0HH**

Non-material amendment to 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.) to allow minor changes to internal layout of dwellings and fenestration changes. Flat roof over porch amended to pitched roof on Plot 1.

Ref. No: PL/23/1422/NMA | Validated: Fri 05 May 2023 | Determination Date: Fri 02 Jun 2023

Status: Accepted Sat 27 May 2023

**2. Walled Garden Missenden Abbey High Street Great Missenden Buckinghamshire HP16 0BD**

Listed building consent for alterations to 'The Hovel' structure which is attached to the listed wall, including replacement windows and door and internal partitioning.

Ref. No: PL/23/1164/HB | DD: Tue 30 May 2023  
Heritage Officer, request for more information.

This application recommended for **refusal** by the

### 3. Annan Kiln Road Prestwood Buckinghamshire HP16 9DG

Single storey rear extension with rooflight

Ref. No: PL/23/1279/FA | DD: Tue 13 Jun 2023

**No objection** to a small extension.

### 4. Field Off Nags Head Lane Nags Head Lane Great Missenden Buckinghamshire

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

Ref. No: PL/23/1311/FA | DD: Wed 14 Jun 2023

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

### 5. Dell Dale (Lawrence Grove) 2 plot sale in May by Barney Estates Auctioneers of agricultural land.

The Parish Office fielded an enquiry for a possible change of use, eg., building a temporary structure. Not an application noted for info.

#### P2023/86 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.
  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.**
- b) All correspondence from Buckinghamshire Council regarding recent outcomes of planning applications that have been decided up to Wednesday 26<sup>th</sup> April 2023, were reviewed and accepted.

#### P2023/87 Matters for information.

A request has been received from NALC seeking support in planning case studies which will go on NALC's new Planning webpage (currently under design). The deadline is **Tuesday 27<sup>th</sup> June**. The key areas:

- |  |    |
|--|----|
| - Neighbourhood planning   | JG |
| - Spending of community benefit money (e.g. Section 106/CiL money) | MJ |
| - Delivering greener planning outcomes                             | SR |
| - Influencing housing allocations                                  | SR |
| - Influencing where housing is built                               | SR |
| - Creating effective planning committees                           | SR |
| - Appropriation of land  | SR |
| - Appealing relevant planning decisions                            | SR |

The Clerk will circulate NALC's request to the Planning Committee. Please could short submissions be emailed to the clerk by Monday 26<sup>th</sup> June.

#### P2023/88 Date of the Next Meeting: **Monday, 5<sup>th</sup> June 2023, Great Missenden Memorial Hall, Committee Room.**

Tracy Georgiades, Deputy Clerk to the Council

**5 June 2023**

**Meeting Closed: 9.15pm**