



Agenda for the Planning Committee Meeting
Monday 5th June 2023
At 7.30 pm in the Committee Room of the Memorial Hall,
Great Missenden

Also via Zoom: <https://us06web.zoom.us/j/82931064898?pwd=QkwrUjJYZkxCOXVsL093L1FJU3FwZz09>

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:

P2023/73 Apologies:

P2023/74 Declarations of Interest:

P2023/75 Minutes: Minutes of the meeting held on **Monday 2nd May 2023** for signing.

P2023/76 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.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 - 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.
EKFB have not shared BAT data.
4. Consultation on Infrastructure Levy – for completion by 17h00 on 19 May 2023.
The submission circulated by SR was forward to BC.
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.
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.

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/>
Following the Parish Council meeting CB to circulate a response.
7. Draft Terms of Reference for the Planning Committee for recommended adoption by full Council is pending.

P2023/77 PLANNING APPLICATIONS for consideration

Summary of Applications for Great Missenden Parish validated and up to date as at midday on Wednesday 31st May 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. 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 | Validated: Thu 25 May 2023 | Determination Date: Thu 20 Jul 2023

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 | Validated: Fri 26 May 2023 | Determination Date: Fri 21 Jul 2023

3. 132 Wrights Lane Prestwood Buckinghamshire HP16 0LG

Single storey rear extension

Ref. No: PL/23/1701/FA | Validated: Wed 24 May 2023 | Determination Date: Wed 19 Jul 2023

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

Elevation alterations to existing ancillary residential outbuilding.

Ref. No: PL/23/1680/FA | Validated: Tue 23 May 2023 | Determination Date: Tue 18 Jul 2023

4. 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 | Validated: Tue 23 May 2023 | Determination Date: Tue 18 Jul 2023

5. 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 | Validated: Tue 23 May 2023 | Determination Date: Tue 18 Jul 2023

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 | Validated: Tue 23 May 2023 | Determination Date: Tue 18 Jul 2023

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 | Validated: Mon 22 May 2023 | Determination Date: Mon 17 Jul 2023

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 | Validated: Fri 19 May 2023 | Determination Date: Fri 14 Jul 2023

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 | Validated: Wed 17 May 2023 | Determination Date: Wed 12 Jul 2023

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 | Determination Date: Tue 18 Jul 2023

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 | Validated: Tue 16 May 2023 | Determination Date: Tue 11 Jul 2023

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 | Validated: Mon 15 May 2023 | Determination Date: Mon 10 Jul 2023

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 | Validated: Mon 15 May 2023 | Determination Date: Mon 10 Jul 2023

14. Kaz 60 Hildreth Road Prestwood Buckinghamshire HP16 0LY

Garage conversion to habitable space.

Ref. No: PL/23/1546/FA | Validated: Fri 12 May 2023 | Determination Date: Fri 07 Jul 2023

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 | Validated: Thu 11 May 2023 | Determination Date: Thu 08 Jun 2023

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 | Validated: Thu 11 May 2023 | Determination Date: Thu 06 Jul 2023

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 | Validated: Thu 11 May 2023 | Determination Date: Thu 06 Jul 2023

18. 7 Rignall Road Great Missenden Buckinghamshire HP16 9AN

New vehicular access and gravel hardstanding area to front

Ref. No: PL/23/1389/FA | Validated: Thu 04 May 2023 | Determination Date: Thu 29 Jun 2023

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 | Validated: Mon 12 Sep 2022 | Determination Date: Registered

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 | Validated: Tue 04 Apr 2023 | Determination Date: Tue 30 May 2023

3. Annan Kiln Road Prestwood Buckinghamshire HP16 9DG

Single storey rear extension with rooflight

Ref. No: PL/23/1279/FA | Validated: Tue 18 Apr 2023 | Determination Date: Tue 13 Jun 2023

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 | Validated: Wed 19 Apr 2023 | Determination Date: Wed 14 Jun 2023

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.

P2023/78 Correspondence:-

a) Appeals - correspondence from Buckinghamshire Council regarding appeal cases – status as at Wednesday 31st May 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 31st 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.

b) Buckinghamshire Council by Wednesday 31st May 2023 have submitted a series of outcomes of planning applications. See list below.

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

1. Orchard End, Greenlands Lane, Prestwood, Buckinghamshire, HP16 9QX

Residential conversion of garage, installation of windows, construction of roof dormers, rear ground-floor extension and balcony (amendment to planning permission PL/22/2667/FA)

Location: Orchard End, Greenlands Lane, Prestwood, Buckinghamshire, HP16 9QX.

GMPC requested by BNG. See Conditions 3 and 4

3. The development hereby permitted shall be carried out in accordance with the recommendations within the Preliminary Roost Assessment by Arbtech dated 30 May 2022 and received on 14 March 2023.

Reason: To ensure appropriate mitigation for potential impact on protected species. In the interests of improving biodiversity in accordance with the National Planning Policy Framework and Core Strategy Policy 24: Biodiversity and to ensure the survival of protected and notable species protected by legislation that may otherwise be affected by the development.

4. Prior to the first occupation of the extensions hereby permitted, the enhancement measures for bats as recommended within the Preliminary Roost Assessment by Arbtech dated 30 May 2022 and received on 14 March 2023 comprising a minimum of two bat boxes on mature trees around the site boundaries and a minimum of two bird boxes on mature trees surrounding the site shall have been installed and shall be retained thereafter unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of improving biodiversity in accordance with the National Planning Policy Framework and Core Strategy Policy 24: Biodiversity and to ensure the survival of protected and notable species protected by legislation that may otherwise be affected by the development.

2. PL/23/0914/FA Blackfield Lane, Ballinger, Great Missenden, Buckinghamshire, HP16 9LL

Garage

Great Missenden Parish Council. 12.04.23. N OBJECTION but concerns regarding reduced green space and lack of biodiversity net gain.

BUCKS Planning: Concerns have been raised that the development will reduced green space. This does not proposal the removal of any trees on site, nor will it occupy any land presently grassed - it will be built on land which is already patioed.

3. PL/23/0916/FA Sunhill, Nags Head Lane, Great Missenden, Buckinghamshire, HP16 OHD

The demolition of an existing single-storey detached dwelling including a detached single garage and the construction of a new replacement two-storey dwelling including an outbuilding for plant, external works and landscaping.

Refuse Permission

4. PL/23/0554/FA 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.

Refuse Permission

P2023/79 Matters for information

P2023/80 Date of Next Meeting – Tuesday 3 July 2023 @ 7.30pm

Tracy Georgiades, Deputy Clerk to Great Missenden Parish Council

5 June 2023

Clerk . is inviting you to a scheduled Zoom meeting.

Topic: Planning Committee
Time: Jun 5, 2023 07:30 PM London

Join Zoom Meeting
<https://us06web.zoom.us/j/82931064898?pwd=QkwrUjJYZkxCOXVsL093L1FJU3FwZz09>

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