



**Agenda for the Planning Committee Meeting**  
**Tuesday 1<sup>st</sup> August 2023**  
**At 7.30 pm in the Committee Room of the Memorial Hall,**  
**Great Missenden**

Also via Zoom: <https://us06web.zoom.us/j/87549604649?pwd=VmFUQW1rZUx0ODNaN2hleWdXVmYzQT09>

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:**

**P2023/97 Apologies:**

**P2023/98 Declarations of Interest:**

**P2023/99 Minutes:** Minutes of the meeting held on **Monday 3<sup>rd</sup> July 2023** for signing.

**P2023/100 Matters arising**

1. Station Approach - PL/21/0534/FA – A press release from the Red Lion developer released today blames Bucks County for delays and lack of determination on the station approach application because the council have been unable to develop a sustainable alternative Natural Green Space meaning that the Red Lion developer will be forced to build behind the Great Missenden High Street with all construction traffic using the High Street. The High Street is likely to be significantly affected for up to three years while homes to the rear of the High Street are constructed (attached). We know for certain this application continues to be 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.  
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. Another letter dated 10 July has been sent D Roberts, Bucks Highways, to encourage enforcement.

4. Draft Terms of Reference for the Planning Committee for recommended adoption by full Council was also deferred from the July council meeting.
5. I Bayleys Hatch (Land to the North of Frith Hill) PL/18/3551/FA, PL/19/3147/FA and PL/20/0979/FA (Change of use of the existing stable and hay barn into a dwelling house). Although this site has planning permission a Temporary Stop Notice (for 28 days) was served on 19 July 2023. Residents fear that hard standing has been laid for the siting of mobile homes on the land.

## **P2023/101 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> July 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. Land Adjacent To Great Missenden Cemetery Church Lane Great Missenden HP16 0QR**

Approval of conditions 2 (implementation of a programme of archaeological work) and 3 (hardstanding/materials) of planning permission PL/21/4723/FA - Change of use to lawn burial cemetery.

**Ref. No: PL/23/2323/CONDA | Validated: Fri 21 Jul 2023 | Expiry Date: Mon 14 Aug 2023**

#### **2. Peterley Wood Farm Peterley Lane Prestwood Buckinghamshire HP16 0HH**

Recycled detached garage to the front of the property with new gravel drive.

**Ref. No: PL/23/2303/FA | Validated: Thu 20 Jul 2023 | Expiry Date: Tue 15 Aug 2023**

#### **3. The Ashlands Village Road Ballinger Buckinghamshire HP16 9LF**

Single storey rear extension.

**Ref. No: PL/23/2273/FA | Validated: Thu 13 Jul 2023 | Expiry Date: Wed 09 Aug 2023**

#### **4. Peterley Wood Farm Barn Peterley Lane Prestwood Buckinghamshire**

Approval of condition 9 (contamination report) of planning permission PL/20/3247/FA Conversion of existing barn to form single residential unit C3, together with alterations to fenestration, erection of detached car port structure, landscaping and hardstanding.

**Ref. No: PL/23/2258/CONDA | Validated: Mon 17 Jul 2023 | Expiry Date: Tue 08 Aug 2023**

#### **5. 6 Bayleys Hatch South Heath Buckinghamshire HP16 9QG**

Single storey rear extension to rear with velux window

**Ref. No: PL/23/2083/FA | Validated: Mon 26 Jun 2023 | Expiry date: 24 July 2023**

#### **6. 76 Clare Road Prestwood Buckinghamshire HP16 0NU**

Demolition of existing conservatory and erection of single storey rear extension and first floor front/side/rear extension. (Amendment including off white render to new first floor side elevation to previous Planning Approval Ref: PL/23/1161/FA).

**Ref. No: PL/23/2171/FA | Validated: Tue 04 Jul 2023 | Expiry Date: Thu 27 Jul 2023**

**Determination Date: Tue 29 Aug 2023**

#### **7. La Petite Auberge 107 High Street Great Missenden Buckinghamshire HP16 0BB**

Approval of condition 2 (materials) of planning permission PL/22/2318/FA - Change of use of ground floor to dwellinghouse (use class C3), new roof to existing single storey rear extension, changes to doors and windows (TPO/ER/1968/09).

**Ref. No: PL/23/2153/CONDA | Validated: Mon 17 Jul 2023 | Expiry Date: not available**

**Determination Date: Mon 11 Sep 2023**

#### **8. Coppice Chiltern Road Ballinger Buckinghamshire HP16 9LJ**

Alterations to garage to provide first floor accommodation and first floor side extension to link main house and garage.

**Ref. No: PL/23/2143/FA | Validated: Fri 30 Jun 2023 | Expiry Date: Thu 27 Jul 2023**

**Determination Date: Fri 25 Aug 2023**

**9. The Nags Head Public House London Road Little Kingshill Buckinghamshire HP16 0DG**

Approval of conditions 2 (Demolition Method Statement and Construction Traffic Management Plan) and 4 (new means of access) of planning permission PL/19/4178/FA - Demolition of existing two storey extension and erection of replacement part two, part single-storey side/rear extension, erection of outbuilding to form additional accommodation, internal alterations, an extension to the existing car park and associated soft and hard landscaping.

**Ref. No: PL/23/2137/CONDA | Validated: Fri 30 Jun 2023 | Expiry Date: not available**

**Determination Date: Fri 25 Aug 2023**

**10. Sunhill Nags Head Lane Great Missenden Buckinghamshire HP16 0HD**

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

**Ref. No: PL/23/2116/FA | Validated: Wed 28 Jun 2023 | Expiry Date: Tue 25 Jul 2023**

**Determination Date: Fri 23 Aug 2023**

**11. Land Adjacent To Larch Corner Ballinger Road South Heath Buckinghamshire HP16 9QJ**

Proposed removal of existing barn buildings and erection of replacement agricultural shed building.

**Ref. No: PL/23/2104/FA | Validated: Wed 28 Jun 2023 | Expiry Date: Mon 24 Jul 2023**

**Determination Date: Wed 23 Aug 2023**

**12. Land at Peterley Manor Farm Peterley Lane Prestwood Buckinghamshire HP16 0HH**

Use of land as a Forest School for outdoor recreation, childcare and education, together with the provision of associated facilities, including yurt, polytunnel, 2 composting toilets, access pathway and fencing.

**Ref. No: PL/23/2095/FA | Validated: Thu 29 Jun 2023 | Expiry date: Mon 24 Jul 2023**

**Determination date: Thu 24 Aug 2023**

**13. Abbeyfield Society Abbeyfield House Link Road Great Missenden Buckinghamshire HP16 9AE**

Replacement rainwater goods from metal to plastic. Replacement of front elevation wooden posts with metal.

**Ref. No: PL/23/2076/FA | Validated: Tue 04 Jul 2023 | Expiry date: Mon 24 Jul 2023**

**Determination date: Thu 29 Aug 2023**

**14. Prestwood and District Sports Centre Honor End Lane Prestwood Buckinghamshire HP16 9QY**

Certificate of lawfulness for proposed wooden clubhouse.

**Ref. No: PL/23/2043/SA | Validated: Tue 27 Jun 2023 | Expiry date: not available**

**Determination date: Thu 22 Aug 2023**

**15. Creag Nan Damh Nairdwood Lane Prestwood Buckinghamshire HP16 0NH**

Detached Garage with study above.

**Ref. No: PL/23/1882/FA | Validated: Mon 10 Jul 2023 | Expiry date: Tue 01 Aug 2023**

**Determination date: Tue 04 Sep 2023**

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

Submission of details for approval of the appearance of the compound apron and the access track for Chesham Ventilation Shaft pursuant to Condition 3 of Plans and Specifications approval reference PL/22/1542/HS2.

**Ref. No: PL/23/2408/CONDA | Validated: Fri 21 Jul 2023 | Determination Date: Fri 15 Sep 2023**

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

Submission of details for approval of the material and colour finish to the main headhouse building and associated structures at Chesham Ventilation Shaft pursuant to Condition 1 of Plans and Specifications approval reference PL/22/1542/HS2.

**Ref. No: PL/23/2341/CONDA | Validated: Mon 17 Jul 2023 | Expiry Date: Tue 15 Aug 2023**

**P2023/102 Correspondence:-**

- a) Appeals - correspondence from Buckinghamshire Council regarding appeal cases – status as at Tuesday 26<sup>th</sup> July 2023:
- 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 dwellin Appeal Dismissed  
There are 30 documents associated with this applic g and two garages. Moved to Planning Inspectorate Ref: APP/X0415/W/22/3291484 Status – **Appeal Dismissed** in July
  - Mulberry Lodge, 64A Wycombe Road, Prestwood, Buckinghamshire HP16 0PQ.** Ref.No: PL/22/2370/FA Detached and garage subdivision of garden.  
On 26<sup>th</sup> April appeal against received Ref: APP/X0415/W/22/3313552. **Appeal Dismissed** in July
  - 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 **Appeal Dismissed** in July
- b) Buckinghamshire Council by Tuesday 26<sup>th</sup> July 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\*\***

- 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 | Status: No TPO made  
**GMPC Objected:** The house and trees are far apart. The committee object to the felling of the trees to reinstate/relocate a fence. Our opinion is that despite the trees a fence could be reinstated if 'profiled' and abutted' either side of the trees.  
**Further information from applicant:**  
On the 15th July in the wind this sycamore tree had quite a few branches falling in my small garden and this is not the first time that branches have come down. I am worried now about being out in my garden. The tree is tall, top heavy with dead branches hanging from it and is very close and imposing on my house. On my conveyance plan it shows my boundary fence going in a straight line up the garden on the left hand side and also in all the plans sent to the Council by W E Black Ltd for planning purposes. On site the boundary fence has been set at an angle completely cutting off the left hand corner of my small garden. If this Sycamore tree comes down the fence can be straightened in accordance with the plans and I will have new trees and shrubs planted along the rear and top left hand boundaries.
- Orchard End Greenlands Lane Prestwood Buckinghamshire HP16 9QX**  
Certificate of Lawfulness for proposed : Construction of a Porch (Class D) and Curtilage Building (Class E) Compliant with Schedule 2, Part 1 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended)  
Ref. No: PL/23/1599/SA | Validated: Tue 16 May 2023 | Status: **Cert of law proposed dev or use issued**  
**GMPC objected** on the basis 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.
- 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 | Status: **Conditional Consent** because the development considered to accord with all relevant Development Plan policies.

**Ref No: PL/23/1493/FA** also received Conditional Consent as according with all relevant policies.

**GMPC objected:** 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.

4. **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 | Status: **Conditional Permission**

**GMPC objects** 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.

**Officers Note:** The issues highlighted by BC Highways have now been addressed with an amended plan. If there are any potential planning breaches, then this should be raised with the Council Enforcement Department.

5. **4 Peppard Meadow Prestwood Buckinghamshire HP16 0SF**

Garage conversion with extension to the rear, internal alterations, addition of rooflights on the ground floor & erection of new detached garage

Ref. No: PL/23/0858/FA | Validated: Mon 13 Mar 2023 | Status: **Conditional Permission**

'GMPC does not object the subject Application. However, we observe that the proposed new garage is sited where the residents park anyway. The committee would like to see a Biodiversity offset. We would ask that BC ensure parking is commensurate with the increase in size.'

Officer note: A condition will be attached to ensure biodiversity enhancements are incorporated into the proposed development.

6. **Ashwood House 22 Kings Lane South Heath Buckinghamshire HP16 0QY**

Single storey side/rear extension, replacement dormer window, replacement double garage and store

Ref. No: PL/23/0702/FA | Validated: Wed 22 Mar 2023 | Status: **Conditional Permission**

GMPC does not object to the subject application, but we observe loss of trees and garden amenity space and would ask that there is biodiversity plan put in place.

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).

Condition 3:

A native fruit tree shall be planted in the rear garden of the dwelling in the first planting and seeding season following the occupation of the garden store/garage, or its completion; whichever occurs sooner. Within a period of 5 years from the planting date, if the tree dies, is removed or becomes seriously damaged or diseased, it shall be replaced in the next planting season with another of a similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In order to offset the biodiversity loss of the removal of the Hazel tree where the replacement garage is to be located, in accordance with the National Planning Policy Framework and Core Strategy Policy CS24.

**P2023/103 Matters for information**

**Date of Next Meeting** – Tuesday 4<sup>th</sup> September 2023 @ 7.30pm

Tracy Georgiades, Deputy Clerk to Great Missenden Parish Council

26<sup>th</sup> July 2023

Clerk . is inviting you to a scheduled Zoom meeting.

Topic: August Planning Committee  
Time: Aug 1, 2023 07:30 PM London

Join Zoom Meeting

<https://us06web.zoom.us/j/87549604649?pwd=VmFUQW1rZUsxODNaN2hleWdXVmYzQT09>

Meeting ID: 875 4960 4649

Passcode: 469906

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