



**Minutes for the Planning Committee Meeting**  
**Held at 7.30 pm on**  
**Monday 3<sup>rd</sup> July 2023, Memorial Hall, Committee Room**

**Meeting commenced:** 7.45pm

**Public Forum:** None

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

Also present: Tracy Georgiades, Deputy Clerk

P2023/89 **Apologies:** Cllr. S Humphreys, C Bains

P2023/90 **Declarations of Interest:** John Gladwin declared a social contact interest, but non pecuniary interest in item 11.

P2023/91 **Minutes:** it was agreed by all that the Minutes of the meeting held on Monday 5th June 2023 should be signed as a correct record.

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 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. Cllrs. Rhodes and Gladwin were thanked for their work with Enforcement.
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 Forrestry 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. A draft letter from Cllr Rhodes was approved by majority for Full Parish Council

4. **Draft Terms of Reference** for the Planning Committee recommended adoption by full Council were approved by the Committee with one abstention.
5. **The Cloisters**, Great Missenden – PL22/2726/FA – letter has been sent to Steve Bambrick, Bucks Council.

#### **P2023/93 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 28th June 2023**, is as follows:

**1. Lamego Perks Lane Prestwood Buckinghamshire HP16 0JQ**

Erection of a side orangery and attached open veranda

**Ref. No: PL/23/1970/FA** | Expiry Date: Fri 14 Jul 2023

**No Objection**

**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 | Expiry Date: Wed 12 Jul 2023

**GMPC does not object**

**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** | Expiry Date: Fri 14 Jul 2023

**GMPC reiterates previous**

**submission and refute validity of Application in first instance.** Please see GMPC comments to each Application below:

**PL/23/1416/FA** | 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) | **Woodlands Farm Greenlands Lane Prestwood Buckinghamshire HP16 9QX**

**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.

**PL/23/1493/HB** | 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) | **Woodlands Farm Greenlands Lane Prestwood Buckinghamshire HP16 9QX**

**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.

**PL/23/1008/EU** | **Certificate of Lawfulness for existing erection of 4x residential outbuildings** within the garden of the residential property known as 'Woodlands Farm'. | **Woodlands Farm Greenlands Lane Prestwood Buckinghamshire HP16 9QX**

Comment: **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/commonprojects/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.

**CH/2013/1441/FA** | Replacement outbuilding for ancillary residential purposes | **Woodlands Farm Greenlands Lane Prestwood Great Missenden Buckinghamshire HP16 9QX. Conditional Permission** given. **Town Council objected** on the grounds of the increase in the proposed residential area.

#### **4. 16 Graeme Avenue Prestwood Buckinghamshire HP16 ONT**

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** | Expiry Date: Mon 10 Jul 2023 **GMPC does not object** providing parking commensurate with the increase in net habitable living accommodation.

#### **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** | Expiry Date: Fri 14 Jul 2023 **GMPC does not object** providing BC ensure a biodiversity net gain.

#### **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** | **Determination Date: Wed 02 Aug 2023** **GMPC does not object** but would like to see more detail and specification on bat and bird boxes. There is no indication of number of bat and swift boxes nor any detail of integration.

#### **7. Pendennis New Road Prestwood Buckinghamshire HP16 OPX**

Part conversion of garage

**Ref. No: PL/23/1844/FA** | Expiry Date: Tue 04 Jul 2023 **GMPC does not object** to the conversion of the garage but GMPC request assurances that there will be 3 parking spaces each full size minimum required. In addition, we would ask that the LA 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. It should also include provision from BC to ensure that sufficient residual parking remains.

#### **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** | Determination Date: Mon 14 Aug 2023 **GMPC does not object** to per se, but we question the impact on the garden and the loss of it. We would ask that BC ensure that there is enough residual parking in place too.

**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** | Expiry Date: Tue 27 Jun 2023

**GMPC does not object.**

**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** | Expiry date: Mon 3 Jul 2023, Determination Date: 24 July 2023

**GMPC** is unable to make a decision because of the wholly inadequate application form. There is no clarification of tree sizes or percentage or meterage for either tree. 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.

**11. 37 Clare Road Prestwood Buckinghamshire HP16 0NU**

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** | Determination Date: Mon 07 Aug 2023

**GMPC does not object.**

**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** | Expiry date: Tue 27 Jun 2023

In the original Application

the Inspector withdrew permitted development rights because of over development of the site. **GMPC agrees and our position remains to object.**

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

Erection of Detached Double Garage.

**Ref. No: PL/23/1742/FA** | Expiry Date: Thu 29 Jun 2023

**GMPC objects** to erection

of double garage on the grounds of inadequate BNG and, over development of the site, more than 50% of the plot being developed, and a loss of amenity land.

**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** | Expiry Date: Tue 04 Jul 2023

**GMPC does not object** to

the extension and use of the loft space for habitable accommodation but we request assurances that there will be sufficient parking spaces for the increase in size of the property. In addition, we would ask that the LA 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. It should also include provision from BC to ensure that sufficient residual parking remains.

**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** | Determination date 16.08.23

**GMPC does not object.**

**16. 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** | Determination Date: 22 Aug 2023

**GMPC does not object** to

the clubhouse.

## **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) All correspondence from Buckinghamshire Council regarding recent outcomes of planning applications that have been decided up to Wednesday 28<sup>th</sup> June 2023, were reviewed and accepted.

## **P2023/95 Matters for information.**

### **Applications received on 3 July:**

The Clerk will write to BC Planning for an expiry consultation extension so the committee will have time to comment.

### **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: 24 July 2023

### **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: 24 July 2023

### **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

**Date of the Next Meeting: Tuesday, 1<sup>st</sup> August 2023, Great Missenden Memorial Hall, Committee Room.**

Tracy Georgiades, Deputy Clerk to the Council

**4<sup>th</sup> July 2023**

**Meeting Closed: 9.15pm**