



**Minutes for the Planning Committee Meeting**  
**Held at 7.30 pm on**  
**Monday 1<sup>st</sup> August 2023, Memorial Hall, Committee Room**

**Meeting commenced:** 7.30pm

**Public Forum:** 15 residents from Ballinger and South Heath attended regarding item 5 in matters arising, Land to the North of Frith Hill PL/18/3551/FA, and item 11 Land Adjacent To Larch Corner Ballinger Road Ref. No: PL/23/2104/FA.

A further 6 interested parties attended regarding agenda item 12. Land at Peterley Manor Farm PL/23/2095/FA.

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

Also present: Tracy Georgiades, Deputy Clerk

P2023/97 **Apologies:** Cllrs: R Pusey, C Bains  
**Absent:** Cllrs: C Bunting, S Humphreys

P2023/98 **Declarations of Interest:**

P2023/99 **Minutes:** it was agreed by all that the Minutes of the meeting held on Monday 3<sup>rd</sup> July 2023 should be signed as a correct record.

P2023/100 Matters arising

1. Station Approach - PL/21/0534/FA – 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.  
The Red Lion development also runs alongside the station approach development Ref. No: PL/21/2198/FA - A press release from the Red Lion developer released on 19 July 2023 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. The committee believe this announcement is deliberately misleading as it is not up to Bucks Council to develop an alternative green space but rather the developer. Planning application PL/21/2198/FA also offers an alternative plan for the Red Lion development which would allow access to the station forecourt. Approval of this should not be impacted by Chiltern Beechwoods SAC as there is no increase in the number of houses.
- 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 investigated.

Ms Penney emailed on 31 July 2023 that there had previously been an access off Great Missenden Road and it is a historical access and the applicant is aware that no permission has been granted to permanently use this access for the dwelling. Cllr Rhodes responded for the Parish that as of 2015, the only access to the property was through an existing gateway from the A4128 Wycombe Road providing a driveway to the main house. From this, a track lead through the garden to the Barn/stables. Application CH/2015/2368 FA proposed no alterations to these existing accesses and parking arrangements. The development and new access previously raised up to Enforcement, did not exist, it was not identified or recognized in any of the documentation relating to this 2015 Application. Neither did it exist in the documentation relating to Application CH/2017/2121/FA. The subject section of land remained 2.5 ha of flat equestrian land split into paddocks.

In addition, Highways raised no implications from maintaining the existing access point during and post the development and none was proposed. For these reasons the original Enforcement request remains valid and the preference is for immediate restoration of the paddocks and removal of the bunds, hard surfaced roadway and new access point.

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. It was agreed that the Clerk contact D Roberts, Bucks Highways, for an update.
4. Draft Terms of Reference for the Planning Committee for recommended adoption by full Council was also deferred from the July council meeting.
5. Land to the North of Frith Hill (next to 1 Bayleys Hatch) 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. We are now waiting to hear further from BC Enforcement.

## **P2023/101 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 26th July 2023**, is as follows:

#### **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** | Expiry Date: Mon 14 Aug 2023 **GMPC has no objection**, but the committee request a pre-condition to ensure the cleansing and maintenance programme for the concrete Permaflow.

#### **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** | Expiry Date: Tue 15 Aug 2023 **GMPC does not object**, but is concerned about the extent of block paving replacing what is currently garden. We request a BNG plan.

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

Single storey rear extension.

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

**GMPC does not object**

**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** | Expiry Date: Tue 08 Aug 2023

**GMPC does not object**, the

committee recognises how comprehensive the proposed investigation strategy is, but notes that an investigation has not yet been undertaken, so mitigation works cannot yet be determined or appraised for Condition 9 before it is lifted.

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

Single storey rear extension to rear with velux window

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

**No objection**

**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).

Expiry Date: Thu 27 Jul 2023 | Determination Date: Tue 29 Aug 2023

**Ref. No: PL/23/2171/FA**

**No objection**

**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** | Expiry Date: not available | Determination Date: Mon 11 Sep 2023

**GMPC does not object** but there is only a design brochure and no model specification choice apparent. We presume that, as the property is within a conservation area, BC case officers/ conservation officers will assist in ensuring suitable proportions and aesthetics.

**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** | Expiry Date: Thu 27 Jul 2023 | Determination Date: Fri 25 Aug 2023

**GMPC does not object** we support planning proposals for bat mitigation measures and the compensations methods section to ensure that the existing bat habitat in the main house roof will not be adversely affected by the new building proposals.

**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.

Expiry Date: not available | Determination Date: Fri 25 Aug 2023

**Ref. No: PL/23/2137/CONDA**

**No Objection**

**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** | Expiry Date: Tue 25 Jul 2023 | Determination Date: Fri 23 Aug 2023

**GMPC does not object** subject to a full ecology study and environmental enhancement to assess the impact of landscaping the garden.

### **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

#### **GMPC Objects to the subject Application**

We understand the site sits outside of the village of South Heath in the open Green Belt within the Chiltern AONB. The class use is agricultural, and the land is dissected by a much-used public right of way designated as a footpath. With the assistance of several residents, we wish to firstly flag up several factual inaccuracies in the Application. These are listed below:

- The proposed division of this small site is not in keeping with known layouts in place in 2008. For decades the only division has been periodic temporary electrified fencing for the grass keep rotation of ponies.
- The site does not have 1 to 2 vehicles (e.g. cars, trailers, lifting machinery) visiting daily, never has done.
- The "block plan" misrepresents the location and route of the footpath. The "location plan" is correct.

The proposal relies on an agricultural need to store machinery, produce, materials and lifting machinery, along with provision for worker welfare for what is a tiny parcel of land.

It is abundantly clear that the requirement for Planner's decision making to be informed by the economic viability of the agricultural venture leads directly to refusal of the proposal because the Applicant offers no business plan in support of the proposal.

The proposed building is between 7-10 x the area of the existing structures comprised of a couple of old chicken coups, a small hut and an old low shed which housed the previous owner's tractor and mower. The proposal is also more than 2 x higher than the existing shed.

It is clear the building by virtue of its size and scale would have a harmful impact on the openness of the Green Belt. As such, the proposal constitutes inappropriate development in the Green Belt.

In addition, the proposed building and new hardcore roadway within the meadow would be visible from the adjoining fields/paddocks and given its height it would appear as a visually intrusive feature within the landscape. The proposal would neither conserve nor enhance the scenic rural beauty of this part of the Chilterns Area of Outstanding Natural Beauty.

The submitted information does not amount to a case of very special circumstances sufficient to outweigh the harm to the Green Belt and any benefits from the scheme would not outweigh the harm to the Chilterns Area of Outstanding Natural beauty.

Finally, an item not revealed by aerial/satellite maps is the highway dangers and splay issues arising from the proposed new vehicle access point in the proposal. Residents in their submissions have highlighted these issues. We note the previous owner had provided for and used a safer access point for vehicles further to the northeast.

If the Planners are minded to approve this Application GMPC wish to formally request it be called in to Committee.

### **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** | Expiry date: Mon 24 Jul 2023 | Determination date: Thu 24 Aug 2023

**GMPC** supports the idea of a forest school. However, the committee note the location is accessed via a busy lane and have concerns for sustainability and traffic movement because of the number of children

and staff travelling from a large catchment area. A Bucks Highways investigation and report is requested.

**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 **GMPC does not object.**

**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  
Expiry date: not available | Determination date: Thu 22 Aug 2023 **GMPC does not object.**

**15. Creag Nan Damh Nairdwood Lane Prestwood Buckinghamshire HP16 0NH**  
Detached Garage with study above. Ref. No: PL/23/1882/FA | Expiry date: Tue 01 Aug 2023 | Determination date: Tue 04 Sep 2023 **GMPC does not object.**

**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 | Determination Date: Fri 15 Sep 2023 **GMPC does not object**  
subject to tree protection imposed and a biodiversity net gain.

**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 | Expiry Date: Tue 15 Aug 2023 **GMPC does not object** subject to tree protection imposed and a biodiversity net gain.

#### **P2023/102 Correspondence:-**

- a) **Appeals** - correspondence from Buckinghamshire Council regarding appeal cases – status as at Tuesday 26th July 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.  
There are 30 documents associated with this application Moved to Planning Inspectorate Ref: APP/X0415/W/22/3291484 Status – Appeal **Dismissed** in July
  - 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. Appeal **Dismissed** in July
  - 3. Mellow Cottage, Great Kingshill Farm, Stag Lane, Great Kingshill, 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) All correspondence from Buckinghamshire Council regarding recent outcomes of planning applications that have been decided up to Wednesday 26<sup>th</sup> July 2023, were reviewed and accepted.

**P2023/103Matters for information.**

**Date of the Next Meeting: Monday, 4<sup>th</sup> September 2023, Great Missenden Memorial Hall, Committee Room.**

Tracy Georgiades, Deputy Clerk to the Council

**2<sup>nd</sup> August 2023**

**Meeting Closed: 9.20pm**