



**Agenda for the Planning Committee Meeting**  
**Monday 4<sup>th</sup> September 2023**  
**At 7.30 pm in the Committee Room of the Memorial Hall,**  
**Great Missenden**

Also via Zoom: <https://us06web.zoom.us/j/81510479307?pwd=eUVPMVdOcjlSaGJ0RH9rQ0FJaFRuZz09>

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:**

**P2023/104 Apologies:**

**P2023/105 Declarations of Interest:**

**P2023/106 Minutes:** Minutes of the meeting held on **Tuesday 1<sup>st</sup> August 2023** for signing.

**P2023/107 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 to 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 are on the agenda for the September 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) served on 19 July 2023 has now ended. We are waiting on an Enforcement update. Residents fear that hard standing has been laid for the siting of mobile homes on the land.
6. A Nairdwood Lane Neighbourhood Watch resident(s) noticed that Chiltern Academy in Nairdwood Lane has begun to erect a 2.4 metre high fence along the pavement. Does the installation require planning permission?

**P2023/108 PLANNING APPLICATIONS for consideration**

**Summary of Applications for Great Missenden Parish validated and up to date as at midday on Wednesday 30<sup>th</sup> August 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.

**Expiry date before 4 September:**

**1. Blackfern Spurlands End Road Great Kingshill Buckinghamshire HP15 6HY**

**Application for permission in principle for a pair of semi-detached dwellings with associated landscaping and access works.**

**Ref. No: PL/23/2475/PIP | Validated: Thu 27 Jul 2023 | Expiry date:**

**Tue 22 Aug 2023**

**2. 37 Clare Road Prestwood Buckinghamshire HP16 0NU**

**Certificate of Lawfulness for existing garage conversion to living space**

**Ref. No: PL/23/2519/EU | Validated: Tue 01 Aug 2023 | Expiry date: Wed 30 Aug 2023**

**3. 4 Peppard Meadow Prestwood Buckinghamshire HP16 0SF**

**Approval of condition 2 (details of biodiversity features) of planning permission PL/23/0858/FA - Garage conversion with extension to the rear, internal alterations, addition of rooflights on the ground floor & erection of new detached garage**

**Ref. No: PL/23/2467/CONDA | Validated: Thu 27 Jul 2023 | Expiry date: Tue 29 Aug 2023**

**4. Mulberry Lodge 64A Wycombe Road Prestwood Buckinghamshire HP16 0PQ**

**Erection of single storey front/side extension linking the dwelling to the garage and a single storey front/side**

**orangery extension (amendment to planning permission CH/2017/1661/FA)**

**Ref. No: PL/23/2257/FA | Validated: Fri 28 Jul 2023 | Expiry date: Thu 24 Aug 2023**

**5. Little Kingshill Grange Windsor Lane Little Kingshill Buckinghamshire HP16 0DZ**

**Approval of condition 4 (details of the brick bond and mortar) of planning permission PL/23/0031/HB -**

**Listed Building consent for the formation of a new dwelling house by the subdivision of the Grange and Barn buildings into two separate properties**

**Ref. No: PL/23/2459/CONDA | Validated: Wed 26 Jul 2023 |**

**Expiry: Tue 22 Aug 2023 Determination date: Wed 20 Sep 2023**

**6. Little Kingshill Grange Windsor Lane Little Kingshill Buckinghamshire HP16 0DZ**

**Approval of condition 3 (details of the brick bond and mortar) of planning permission PL/23/0030/FA - The**

**formation of a new dwelling house by the subdivision of the Grange and Barn buildings into two separate**

**properties Ref. No: PL/23/2460/CONDA | Validated: Wed 26 Jul 2023 | Expiry date : Wed 23 Aug 2023**

**Determination date: Wed 20 Sep 2023**

## September planning applications consultations:

### 1. Holly Hatch Cottage Nags Head Lane Great Missenden Buckinghamshire HP16 0HD

Outline application for works of demolition and the erection of a two-storey front extension with associated alterations to Holly Hatch Cottage, together with the erection of a detached two-storey dwelling with access, parking and amenity space. (Matters to be considered at this stage - access and layout)

**Ref. No: PL/23/2685/OA | Validated: Thu 17 Aug 2023 | Expiry date: Tue 12 Sep 2023**

### 2. Evesham Heath End Road Great Kingshill Buckinghamshire HP15 6HS

Convert and extend existing external garage to form art studio and art storage.

**Ref. No: PL/23/2662/FA | Validated: Tue 15 Aug 2023 | Expiry date: Mon 11 Sep 2023**

### 3. 53 High Street Prestwood Buckinghamshire HP16 9EJ

Amend existing shop front to reposition the external access, replace the fenestrations and removal of the existing shop side window.

**Ref. No: PL/23/2635/FA | Validated: Fri 11 Aug 2023 | Expiry date: Wed 06 Sep 2023**

### 4. Haresway Nags Head Lane Great Missenden Buckinghamshire HP16 0HD

Approval of conditions 2 (schedule of materials), 5 (detailed plans), 6 (scheme of landscaping) and 10 (f biodiversity features) of planning permission PL/22/3092/FA - Erection of detached dwelling with associated forecourt parking, bin storage and air source heat pump following demolition of existing dwelling.

**Ref. No: PL/23/2611/CONDA | Validated: Wed 09 Aug 2023 | Expiry date: not available**

**Determination Date: Wed 04 Oct 2023**

### 5. Thimble Farm Cottage Green Lane Prestwood Buckinghamshire HP16 0QA

Construction of detached outbuilding comprising single garage, store and garden room. Creation of new access and associated hardstanding. Closure of existing access and removal and greening of existing hardstanding, associated landscaping.

**Ref. No: PL/23/2556/FA | Validated: Mon 07 Aug 2023 | Expiry date: Fri 15 Sep 2023**

### 6. Great Missenden Lawn Tennis Club London Road Little Kingshill Buckinghamshire HP16 0BS

Removal of existing tennis court, followed by the erection of 2 padel courts, lighting and surround.

**Ref. No: PL/23/2436/FA | Validated: Tue 01 Aug 2023 | Expiry date: Fri 08 Sep 2023**

### 7. Greenacres Windsor Lane Little Kingshill Buckinghamshire HP16 0DL

Erection of two storey rear extension with Juliette balcony and single storey side infill extension between the house and the garage and new front porch

**Ref. No: PL/23/2536/FA | Validated: Thu 03 Aug 2023 | Expiry: Wed 06 Sep 2023**

### 8. Manor House Village Road Little Missenden Buckinghamshire HP7 0RA

Re-modelling of landscaping, refurbishment of loggia and construction of new shed.

**Ref. No: PL/23/2331/FA | Validated: Fri 11 Aug 2023 | Expiry: Fri 08 Sep 2023**

### 9.a. Manor House Village Road Little Missenden Buckinghamshire HP7 0RA

Listed Building Consent for re-modelling of landscaping, refurbishment of loggia and construction of new shed.

**Ref. No: PL/23/2422/HB | Validated: Mon 31 Jul 2023 | Expiry: Fri 08 Sep 2023**

### 9.b. Manor House Village Road Little Missenden Buckinghamshire HP7 0RA

Approval of conditions 2 (samples of any new external materials) and 3 (scaled drawings (including sections)) of planning permission PL/22/4085/HB - Listed building consent for demolition of outbuildings and external walls, erection of single storey side/rear extension, changes to doors and windows and internal alterations

**Ref. No: PL/23/2689/CONDA | Validated: Wed 16 Aug 2023 | Determination date: Wed 11 Oct 2023**

### **9.c. Manor House Village Road Little Missenden Buckinghamshire HP7 ORA**

Approval of conditions 2 (samples of any new external materials,), 3 (scaled drawings), 4 (The Conservation of Habitats and Species Regulations 2017) and 5 (biodiversity features) of planning permission PL/22/4242/FA - Demolition of outbuildings and external walls, erection of single storey side/rear extension, changes to doors and windows **Ref. No: PL/23/2688/CONDA | Validated: Fri 18 Aug 2023 | Expiry date: Not available**  
**Determination Date: Fri 13 Oct 2023**

### **10. Conifers Pankridge Drive Prestwood Buckinghamshire HP16 9BZ**

Single storey side/front extension with a window installed on the right hand elevation.  
**Ref. No: PL/23/2718/FA | Validated: Mon 21 Aug 2023 | Expiry date: Thu 14 Sep 2023**

### **11. Oaktrees Wood Lane South Heath Buckinghamshire HP16 ORB**

Single storey front and side extensions; front porch canopy; alterations to roof, windows and doors; upgrade and over cladding of existing house and conversion of garage and outbuildings to habitable accommodation. Alterations to internal layout. Rear terrace with pool and canopy.  
**Ref. No: PL/23/2683/FA | Validated: Wed 16 Aug 2023 | Expiry date: Fri 15 Sep 2023**

### **12. 72A High Street Great Missenden Buckinghamshire HP16 OAN**

Listed building consent for the retention of UPVC windows in rear elevation.  
**Ref. No: PL/23/2684/HB | Validated: Thu 24 Aug 2023 | Expiry date: Fri 15 Sep 2023**

### **13. 29 Honorwood Close Prestwood Buckinghamshire HP16 9HJ**

Certificate of Lawfulness for proposed single storey rear extension  
**Ref. No: PL/23/2439/SA | Validated: Mon 24 Jul 2023 | Expiry date : Not available**  
**Determination Date: Mon 18 Sep 2023**

### **14. Avalon Stag Lane Great Kingshill Buckinghamshire HP15 6EW**

Partial demolition of existing house and garage and erection of part single/part two storey wraparound extension to create a 4 bedroom 2 storey dwelling with hard standing and parking area.  
**Ref. No: PL/23/2747/FA | Validated: Fri 11 Aug 2023 | Expiry date: Tue 19 Sep 2023**

### **15. Broadoak Rignall Road Great Missenden Buckinghamshire HP16 9PE**

Certificate of Lawfulness for proposed single storey rear extension **Open for comment icon**  
**Ref. No: PL/23/2719/SA | Validated: Mon 21 Aug 2023 | Determination Date: Mon 16 Oct 2023**

### **P2023/109 Correspondence:-**

- a) Appeals - correspondence from Buckinghamshire Council regarding appeal cases – status as at Tuesday 30<sup>th</sup> August 2023:

#### **1. The Pheasant Village Road Ballinger Buckinghamshire HP16 9LF**

Single-storey outbuilding to the north of the site, for the storage of 2 vintage cars, with additional WC  
APPEAL UNDER SECTION 78 – An appeal against refusal received 18 August 2023 APP/X0415/D/23/3323388

- b) Buckinghamshire Council by Tuesday 30<sup>th</sup> August 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\*\***

#### **1. Hyde End Sawmills Chesham Road Hyde End Buckinghamshire HP16 ORD**

Change of use of land for external storage in association with removals and storage business (retrospective)

**Ref. No: PL/23/0687/FA | Validated: Wed 01 Mar 2023 | Status: Refuse Permission**

2. **Howards Brickworks Honor End Lane Prestwood Buckinghamshire HP16 9QZ**  
Erection of a single dwelling.  
Ref. No: PL/22/3402/FA | Validated: Tue 18 Oct 2022 | Status: Refuse Permission
  
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 | Validated: Tue 13 Jun 2023 | Status: Certificate of Lawfulness granted  
**GMPC objects** and reiterates previous submission and refute validity of Application in first instance. Previous comments made by the GMPC have been repeated, these are available to view on-line. **The Local Planning Authority** is satisfied on the basis of the evidence submitted and on the balance of probability that the land edged in red as shown on drawing number CL-01 submitted on 13th June 2023, has been used as part of Woodlands Farm residential garden for over 10 years. Therefore, no enforcement action can now be taken.
  
4. **Annies Farm Hotley Bottom Lane Prestwood Great Missenden**  
Change of use of land to Equestrian and erection of stables and construction of a manege  
Ref. No: PL/22/2253/FA | Validated: Mon 14 Nov 2022 | Status: Conditional Permission  
Condition 3: The proposed development hereby approved shall only be used for the keeping of horses in connection with the use of that part of the land edged in red and blue for the keeping of horses for personal use and shall not be used as a livery or for any commercial purposes and neither the stable nor land shall be let independently of ownership of the whole of the land edged in red and blue.  
Reason: For the avoidance of doubt as to what is permitted and to ensure that the use of the land does not result in an unacceptable increase in activities on the site with potential problems of traffic generation and car parking which would be detrimental to the amenities of the locality and the open rural character of the area which is located within the Green Belt.
  
5. **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 | Status: Refuse Permission

**P2023/110 Matters for information**

**Date of Next Meeting** – Tuesday 2<sup>nd</sup> October 2023 @ 7.30pm

Tracy Georgiades, Deputy Clerk to Great Missenden Parish Council

30<sup>th</sup> August 2023

Clerk . is inviting you to a scheduled Zoom meeting.

Topic: September Planning Meeting

Time: Sep 4, 2023 07:30 PM London

Join Zoom Meeting

<https://us06web.zoom.us/j/81510479307?pwd=eUVPMVdOcjlSaGJ0RHlYrQ0FJaFRuZz09>

Meeting ID: 815 1047 9307

Passcode: 502749

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