



Agenda for the Planning Committee Meeting
Monday 2nd October 2023
At 7.30 pm in the Committee Room of the Memorial Hall,
Great Missenden

Also via Zoom: <https://us06web.zoom.us/j/81586869269?pwd=eNZU373z6YMPPeidxhuHIsHIIMkjjM.1>

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: Cllrs :

P2023/105 Declarations of Interest:

P2023/106 Minutes: Minutes of the meeting held on **Monday 4th September** for signing.

P2023/107 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** – in the Red Lion planning application there is a **Condition 3** which required approval of a Construction Method Statement. This has been submitted and approved (PL/21/0383/CONDA), access to and exit from the site will be by the Old Red Lion. It requires any site operatives to park on site, rather than on the street. During demolition there is an expectation of up to 24 small HGVs per day. During construction this will 10-12 HGVs per day. The main delivery route will be from the A413 via the Link Road and the High Street. Vehicles will exit right and go down the High St and the London Road to the A413. However, it also allows some deliveries via A4128, which is a concern with the weak bridge. Deliveries are restricted to 10.020 - 15.00 during the week and 10.00 to 13.00 on Saturdays. It looks as though the developers can start construction.
Mike Knox of the GMVA has been in contact been in contact with Mike Shires stressing it will devastate the High Street and H&S, many school children use High Street to go to school.
- 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 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. Another letter dated 10 July has been sent D Roberts, Bucks Highways, to encourage enforcement. **The Clerk** has been contacted by Bucks Council’s Arboriculture Team asking the council for possible sites for a replacement but at an alternative location to the original Greenlands Oak tree .
4. **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). Bucks Council served an Enforcement Notice on 19 September. These requirements are necessary to satisfactorily resolve the breach of planning control.
 1. Demolish the building (shown in the approximate position marked hatched on the attached plan);
 2. Rip up and remove the hardstanding (shown in the approximate position marked stippled on the attached plan);
 3. Dismantle the fencing (shown in the approximate position marked by a dashed line on the attached plan);
 4. Dismantle and remove the wall and gates (shown in the approximate position marked A - B on the attached plan);

IMPORTANT: THIS COMMUNICATION AFFECTS YOUR PROPERTY

 5. Dismantle/demolish and remove the outbuilding (shown labelled E on the attached plan);
 6. Disconnect and demolish/remove the electricity box and all associated electrical facilities;
 7. Remove all debris and materials resulting from compliance with steps 1 to 6 of this Notice, from the Land.

6. TIME FOR COMPLIANCE
Within SIX months of this Notice taking effect.

7. WHEN THIS NOTICE TAKES EFFECT
This Notice takes effect on 1ST November 2023 unless an appeal is made against it prior to that date.
5. BUCKSALC offer **Neighbourhood Plans** review advice following Planning Update from BC. This is because BC supply of deliverable housing sites has slipped from 5 years to 4.5 years. BC is not the only council to announce reduced supply of sites and Government are planning to introduce changes to national policy by the end of the year which will remove the need to demonstrate a 5 year supply of housing where the Council has an up to date Local Plan.

P2023/108 PLANNING APPLICATIONS for consideration

Summary of Applications for Great Misenden Parish validated and up to date as at midday on Wednesday 27th September 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. 6 Flint Way Prestwood Buckinghamshire HP16 9DL

Ground floor conservatory roof changed to flat roof with a rooflight and internal alterations, addition of one side window and reduced size of front window.

Ref. No: PL/23/2982/FA | Validated: Fri 15 Sep 2023 | Determination Date: Fri 10 Nov 2023

Expiry date: not known

2. 109-161 Wrights Lane Prestwood Buckinghamshire HP16 0LB

Non material amendment to planning permission PL/23/0248/FA (Retrofit and thermal upgrade of seven 2 storey housing blocks inclusive of 30 one-bedroom flats and a communal space. The retrofit works are inclusive of installation of new entrance doors, replacement of windows older than 10 years and new individual airsource heat pumps.) to allow for a change of air source heat pump. **Ref. No: PL/23/2864/NMA |**

Validated: Fri 15 Sep 2023 | Determination Date: Fri 13 Oct 2023 | Expiry date: not known

3. Coppice Chiltern Road Ballinger Buckinghamshire HP16 9LJ

Approval of condition 3 (prior approved biodiversity features) of planning permission PL/23/2143/FA (Alterations to garage to provide first floor accommodation and first floor side extension to link main house and garage)

Ref. No: PL/23/2834/CONDA | Validated: Mon 04 Sep 2023 | Expiry Date: Wed 11 Oct 2023

4. 3 Augustine Mews Great Missenden Buckinghamshire HP16 0AS

Proposed single storey rear extension

Ref. No: PL/23/2809/FA | Validated: Thu 31 Aug 2023 | Expiry Date: Mon 25 Sep 2023

5. Field Off Nags Head Lane Nags Head Lane Great Missenden Buckinghamshire

Approval of conditions 2 (contaminated land assessment (pre-commencement)), 5 (external materials (pre-commencement) and 6 (means of enclosure (pre-occupation)) of planning permission PL/23/1311/FA - Proposed conversion and alteration of agricultural barn to create a four bedroom dwellinghouse with associated parking and amenity space provision together with new hedgerow and other planting

Ref. No: PL/23/2804/CONDA | Validated: Thu 31 Aug 2023 | Expiry Date: Mon 25 Sep 2023

6. Brakeley Cherry Close Prestwood Buckinghamshire HP16 0QD

Certificate of Lawfulness for proposed vehicular access

Ref. No: PL/23/2679/SA | Validated: Wed 30 Aug 2023 | Determination Deadline: Wed 25 Oct 2023

7. Hildreths Garden Centre 169 Wycombe Road Prestwood Buckinghamshire HP16 0HJ

Certificate of lawfulness for proposed lift with external shaft to front elevation and associated alterations.

Ref. No: PL/23/2542/SA | Validated: Wed 06 Sep 2023 | Determination Deadline: Wed 01 Nov 2023

Expiry date: not known

8. 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, front and rear elevation to previous Planning Approval Ref: PL/23/1161/FA)

Ref. No: PL/23/2171/FA | Validated: Tue 04 Jul 2023 | Expiry Date: Thu 21 Sep 2023

9. Cottage Farm Aylesbury Road Great Missenden Buckinghamshire HP16 9LS

15335 ash, Fraxinus excelsior- reduce to monolith at approx 6m; 5653 ash, Fraxinus excelsior - reduce to monolith at approx 6m; 5654 sycamore, Acer pseudoplatanus - reduce to monolith at approx 4m leaving decayed trunk for habitat. (TPO/1952/010)

Ref. No: PL/23/3010/TP | Validated: Mon 18 Sep 2023 | Expiry Date: Tue 17 Oct 2023

P2023/109 Correspondence:-

- a) Appeals - correspondence from Buckinghamshire Council regarding appeal cases – status as at Tuesday 30th 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 in progress

- b) Buckinghamshire Council by Tuesday 30th 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. 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 | Status: Conditional Permission

Planning permission was granted in 2017 for the same development that is currently proposed. That application was never implemented and expired on 17th October 2020. Since that decision was made, the NPPF has been updated (most recently in September 2023) and the National Design Guide has been published (January 2021). It is also noted that two planning applications proposing a new dwelling and garage to the north of the existing dwelling have been refused and dismissed at appeal (references PL/20/2843/FA and PL/22/2370/FA).

However, the policies and principles relevant to this proposal have not materially changed and the site circumstances have not significantly altered. The proposed extensions are still considered to be proportionate additions in comparison to the original dwelling which do not have an adverse impact on the openness of the Green Belt, the character of the area and AONB, or amenities of neighbouring properties.

2. 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 | Validated: Mon 19 Jun 2023 | Status: Conditional Permission

PC request BNG: Condition 4: The development shall be implemented in accordance with the agreed mitigation and enhancement measures as detailed in the Construction Management Plan (Wildlife) (Jones & Sons Environmental, 22nd June 2022) and the Biodiversity Improvement report (Jones & Sons Environmental, 29th June 2022). The development shall be undertaken and thereafter maintained in accordance with the approved measures.

Reason: In the interests of improving biodiversity in accordance with NPPF and Core Strategy Policy 24: Biodiversity and to safeguard species of conservation concern.

3. 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 | Status: Conditional Permission

'GMPC does not object, but is concerned about the extent of block paving replacing what is currently garden. We request a BNG plan.'

Case Officer's report: In this case, the outbuilding is small and subordinate in scale to the original dwelling and therefore complies with Green Belt policy. With regard to the gravel driveway, it is noted that while there will be a substantial amount of hardstanding in the green belt, provided the materials are porous, this could be carried out under permitted development allowances and the grass lost could be removed under permitted development.

The Applicant has confirmed that a large amount of the hedge is to be retained with only minimal amounts removed to provide access as indicated on the amended plan.

4. 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 | Status: Conditions Accepted

P2023/110Matters for information

Date of Next Meeting – Monday 6th November 2023 @ 7.30pm

Tracy Georgiades, Deputy Clerk to Great Missenden Parish Council

27th September 2023

Clerk . is inviting you to a scheduled Zoom meeting.

Topic: GMPC Planning Meeting

Time: Oct 2, 2023 07:30 PM London

Join Zoom Meeting

<https://us06web.zoom.us/j/81586869269?pwd=eNZU373z6YMPPeidxhuHIsHIIMkjjM.1>

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