



Minutes for the Planning Committee Meeting
Held at 7.30 pm on
Monday 2nd October 2023, Memorial Hall, Committee Room

Meeting commenced: 7.32 pm

Public Forum: None

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

Also present: Tracy Georgiades, Deputy Clerk

P2023/104 **Apologies:** Cllrs: C Bains, **Absent** Cllr: S Humphreys

P2023/105 **Declarations of Interest:** None

P2023/106 **Minutes:** it was agreed by all that the Minutes of the meeting held on Monday 4th September 2023 should be signed as a correct record.

P2023/107 **Matters arising**

1. **Station Approach - PL/21/0534/FA** – This application continues to be delayed due to the Chiltern Beechwoods SAC; the 12.6km protection zone extending from Ashridge Commons and The Red Lion development also runs alongside the Station Approach development **Ref. No: PL/21/2198/FA. In the Red Lion Condition 3 Construction Method Statement** has been submitted and approved (PL/21/0383/CONDA). Access to and 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 be 10-12 HGVs per day. The main delivery route will be from the A413 via 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 10.00 - 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 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. It was agreed that **Clerk** to confirm Parish call-in logged and when planning portal could update.

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 wonders as the topsoil development is stopping the land being used if this is a change of use from equestrian and concealment. **SR** will write to BC as resident voicing concern.

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.

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.

The Orchard End Oak tree stump has suffered further reduction by the owner of Orchard End. The Parish Council will seek stump protection to stop interference and to restore the nature of Greenlands Lane as much as possible and because stumps can regrow over 5-10 years.

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.

- i. Demolish the building;
- ii. Rip up and remove the hardstanding;
- iii. Dismantle the fencing;
- iv. Dismantle and remove the wall and gates;
- v. Dismantle/demolish and remove the outbuilding;
- vi. Disconnect and demolish/remove the electricity box and all associated electrical facilities;
- vii. Remove all debris and materials resulting from compliance with steps 1 to 6 of this Notice, from the Land.
- viii. TIME FOR COMPLIANCE; Within SIX months of this Notice taking effect.
- ix. 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

Planning Applications: – Consideration of the following applications for Great Missenden Parish, valid and up to date as at midday on **Wednesday 27th September 2023**, is as follows:

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 and reduced size of front window. **Ref. No: PL/23/2982/FA. GMPC does not object.**

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 air source heat pumps.) to allow for a change of air source heat pump. **Ref. No: PL/23/2864/NMA. 13 Oct DECIDED: Accepted**

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. GMPC does not object.**

4. 3 Augustine Mews Great Missenden Buckinghamshire HP16 OAS

Proposed single storey rear extension. Ref. No: PL/23/2809/FA.

GMPC does not object.

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.

The Parish Council objects to the Gabion basket retainers on the basis of visual impact in an ANOB and the Green Belt and requests sensitivity to the lane location in a rural landscape. With regards to the new fence installation a native species hedge should be added to assist with biodiversity net gain.

6. Brakeley Cherry Close Prestwood Buckinghamshire HP16 0QD

Certificate of Lawfulness for proposed vehicular access Ref. No: PL/23/2679/SA.

GMPC does not object.

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.

GMPC does not object.

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

Decided: Conditional Permission - GMPC does not object.

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

GMPC does not object.

P2023/109 Correspondence:-

a) **Appeals** - correspondence from Buckinghamshire Council regarding appeal cases status as at Wednesday 27th September 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) All correspondence from Buckinghamshire Council regarding recent outcomes of planning applications that have been decided up to Wednesday 27th September 2023, were reviewed and accepted.

P2023/110 Matters for information.

Date of the Next Meeting: Mon, 6th November 2023, Great Missenden Memorial Hall, Committee Room.

Tracy Georgiades, Deputy Clerk to the Council.

3rd October 2023.

Meeting Closed: 8.19 pm