



**Minutes for the Planning Committee Meeting**  
**Held at 7.30 pm on**  
**Monday 4<sup>th</sup> September 2023, Memorial Hall, Committee Room**

**Meeting commenced:** 7.30pm

**Public Forum:** None

**Present during the meeting:** Cllrs: L Cook, (Vice Chair)  
A Hewett, C Bunting, V Marshall, M Johnstone

Also present: Tracy Georgiades, Deputy Clerk

P2023/104 **Apologies:** Cllrs: I Lovegrove, (Chair), J Gladwin, C Bains, R Pusey  
**Absent:** Cllrs: S Humphreys, S Rhodes

P2023/105 **Declarations of Interest:**

P2023/106 **Minutes:** it was agreed by all that the Minutes of the meeting held on Monday 1<sup>st</sup> August 2023 should be signed as a correct record.

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 - 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. 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. The developer has put copy in the Bucks Free Press, as a committee we strongly object to the idea of closing Great Missenden High Street when there is alternative access via station approach. It was agreed to watch application carefully and to contact BC and Peter Martin.

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 Permsission 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 I 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) served on 19 July 2023 has now ended. Enforcement have not extended the Stop Notice but a breach in planning has been established. Intention for the site by the owner is unclear but it has become known he owns another site in Hog Lane, Ashley Green, and is doing the same there. The main planning question is whether the new dwelling was a conversion or demolition; there is not enough evidence of demolition, but residents are searching for photographic proof. Residents continue to fear that hard standing has been laid for the siting of mobile homes on the land, but the owner has told BC the hard standing will be removed.
6. A Nairdwood Lane Neighbourhood Watch resident(s) noticed that Chiltern Academy in Nairdwood Lane has begun to erect a 2.4 meter high fence along the pavement. Does the installation require planning permission? The fencing height is safeguarding for older children and although residents were surprised we suggest waiting as growth of vegetation through it will soften its appearance.

## **P2023/108 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 30<sup>th</sup> August 2023**, is as follows:

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 | Expiry: Tue 22 Aug 2023 | CONDITIONAL PERMISSION 31 Aug 2023**

## **2. 37 Clare Road Prestwood Buckinghamshire HP16 ONU**

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**

**GMPC does not object.**

**3. 4 Peppard Meadow Prestwood Buckinghamshire HP16 OS** 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 | Expiry date: Tue 29 Aug 2023**

**GMPC notes the discharge of the**

condition : RSPB Swift nest box, to be fitted directly beneath even the narrowest of eaves.

## **4. Mulberry Lodge 64A Wycombe Road Prestwood Buckinghamshire HP16 OPQ**

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**

**GMPC continues to watch applications for this property and notes past refusals** because the site on which Mulberry Lodge has been built is located mainly within the Green Belt and Chiltern AONB. The Green Belt area of the site appears to be at least 75%-80% of the site.

## **5. Little Kingshill Grange Windsor Lane Little Kingshill Buckinghamshire HP16 ODZ**

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** The committee defer to Little Missenden Parish Council.

## **6. Little Kingshill Grange Windsor Lane Little Kingshill Buckinghamshire HP16 ODZ**

**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**

The committee defer to Little Missenden Parish Council.

### **September planning applications consultations:**

#### **1. Holly Hatch Cottage Nags Head Lane Great Missenden Buckinghamshire HP16 OHD**

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** **GMPC objects** to the

application because an "OA" application is without full plans and details from the developer and the planning committee is unable to make a decision until the application is resubmitted.

#### **Prior Applications:**

**Holly Hatch Cottage Nags Head Lane Great Missenden Buckinghamshire HP16 OHD**

Erection of Detached Double Garage

**Ref. No: PL/23/1742/FA | Validated: Tue 30 May 2023 | Status: Refuse Permission**

**Holly Hatch Cottage Nags Head Lane Great Missenden Buckinghamshire HP16 OHD**

Approval of condition 2 (materials) of planning permission PL/22/2748/DE (Approval of reserved matters following outline approval PL/19/2902/OA amended by PL/22/1925/VRC (Outline planning permission for erection of a detached two-storey dwelling with access, parking and amenity space, and the erection of a replacement garage). Matters to be determined - appearance, scale and landscaping.)

**Ref. No: PL/23/1683/CONDA | Validated: Tue 23 May 2023 | Status: Decided: Condition Accepted**

The site itself of Holy Hatch Cottage is on Nags Head Lane HP16 0HD on a sharp bend of the lane without pavements and work is commencing without a Traffic Management Plan. Bucks Council Planning Enforcement is aware of this lack and are advising there is no breach of planning, Complaint Ref: 4231625. The committee agreed that SR draft a letter to Bucks Council Enforcement.

**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 | Expiry date: Mon 11 Sep 2023 | GMPC does not object.**

**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 | Expiry date: Wed 06 Sep 2023 GMPC does not object.**

**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 (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**

**GMPC does not object and notes the landscaping and Condition 10 - information regarding biodiversity enhancement features including 1xintegrated bat box, 1x swift box and the identified hedgehog highways.**

**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 | Expiry date: Fri 15 Sep 2023**

**GMPC does not object** per se but post heritage listing the cottage has been subject to major alteration in the form of a substantial extension in 1987 and the addition of a rear conservatory in 2001 and in addition to the above the setting of the listed building has been impacted by the construction of a detached independent dwelling within its curtilage, 2017. The planning committee would like assurances from BC Planning that there is sufficient parking for the development and expansion of the property. GMPC 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. The planning committee would also ask for a biodiversity plan to compensate for garden loss in the proposed development and because it is within the Green Belt and an Area of Outstanding Natural Beauty.

**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 GMPC does not object** to 2 Padel courts especially if made available to local youths. There have been past strong reactions to lighting at the tennis court but we feel village location E2 lighting would be acceptable for the added availability of the facility.

**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 | Expiry: Wed 06 Sep 2023 GMPC does not object.**

**8.a. 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 | Expiry: Fri 08 Sep 2023**

**GMPC does not object.**

**8.b. Manor House Village Road Little Missenden Buckinghamshire HP7 ORA**

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

**Ref. No: PL/23/2422/HB Expiry: Fri 08 Sep 2023**

**GMPC does not object.**

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

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 | Determination date: Wed 11 Oct 2023**

**GMPC does not object.**

**8.d. 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**

**GMPC does not object and notes**

the crevice bat boxes and wildflower planting.

**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 | Expiry date: Thu 14 Sep 2023**

**GMPC does not object and notes there is**

no impact on trees or hedges but we would ask for BNG.

**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 | Expiry date: Fri 15 Sep 2023**

**GMPC does not object.**

**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 | Expiry date: Fri 15 Sep 2023**

**GMPC does not object.**

**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**

**GMPC does not object.**

**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** **GMPC does not**

**object** per se but given the enlargement of the property from a bungalow to 2 storey we ask for commensurate car parking and 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. The committee would like to see a BNG.

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

**Certificate of Lawfulness for proposed single storey rear extension.**

**P2023/109 Correspondence:-**

- a) **Appeals** - correspondence from Buckinghamshire Council regarding appeal cases status as at Wednesday 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

- 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.

**P2023/110 Matters for information.**

**1. Hollyoak Nairdwood Lane Prestwood Buckinghamshire HP16 0QQ**

Single storey side/rear extension, porch and new roof to allow first floor accommodation.

**Ref. No: PL/23/2765/FA | Validated: Thu 24 Aug 2023 | Status: Registered**

**GMPC** does not object but requests parking provision commensurate with the expansion of the property and the increase in bedrooms to 4 warrants 3 parking spaces. The applicant has an opportunity to create more parking at the front and our preference would be to see hedges and trees left intact and a biodiversity net gain. Without sufficient parking there will be added cars parked on Nairdwood Lane.

**Date of the Next Meeting: Monday, 2<sup>nd</sup> October 2023, Great Missenden Memorial Hall, Committee Room.**

Tracy Georgiades, Deputy Clerk to the Council

**5<sup>th</sup> September 2023**

**Meeting Closed: 8.20pm**