



Minutes for the Planning Committee Meeting
Held at 7.30 pm on
Monday 6th November 2023, Memorial Hall, Committee Room

Meeting commenced: 7.35 pm

Public Forum: None

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

Also present: Tracy Georgiades, Deputy Clerk

P2023/111 **Apologies:** Cllrs: C Bains, V Marshall, S Rhodes. **Absent** Cllr: S Humphreys

P2023/112 **Declarations of Interest:** None

P2023/113 **Minutes:** it was agreed by all that the Minutes of the meeting held on Monday 2nd October 2023 should be signed as a correct record. The committee wanted it recorded that they appreciate the quality and timeliness of the Deputy Clerk's minute taking and subsequent minutes.

P2023/114 **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 Common. There is backing for Station Approach to go ahead, and Bucks Council are seeking a SANG (Suitable Alternative Natural Green Space) locally. Bucks Council have looked at Abbey Park and the land at Link Road.

1.b 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. GMVA has 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.

A further letter was sent to Dave Roberts, Bucks Highways dated 25 October 2023.

Cllr Bunting and Cllr Rhodes were thanked by the committee for all their hard work regarding the Orchard End 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.

5. **WHAT YOU ARE REQUIRED TO DO** (blue writing indicates what’s not carried out)

1. Demolish the building (shown in the approximate position marked hatched on the attached plan);
Not demolished
2. Rip up and remove the hardstanding (shown in the approximate position marked stippled on the attached plan);
Hardstanding not ripped up, membrane put down and covered in top soil
3. Dismantle the fencing (shown in the approximate position marked by a dashed line on the attached plan);
Replaced the fencing with post and rail and extended in front of the building and behind the gates
4. Dismantle and remove the wall and gates (shown in the approximate position marked A - B on the attached plan);
Removed the wall but not the gates
5. Dismantle/demolish and remove the outbuilding (shown labelled E on the attached plan);
Not demolished
6. Disconnect and demolish/remove the electricity box and all associated electrical facilities;
Not done
7. Remove all debris and materials resulting from compliance with steps 1 to 6 of this Notice, from the Land.
8. This Notice takes effect on 1ST November 2023 unless an appeal is made against it prior to that date.
There is an OWNER’S APPEAL NOTICE only on the demolition of the building.

P2023/1115 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 1st November 2023**, is as follows:

1. Peterley Wood Farm Barn Peterley Lane Prestwood Buckinghamshire

Approval of condition 2 (materials) and 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/23/3387/CONDA Expiry date: Fri 17 Nov. 2023 **GMPC cannot accept** an application as legitimately validated, in the absence of pertinent details of proposed materials and the apparent lack of a contamination report.

2. Woodview Trafford Road Great Missenden Buckinghamshire HP16 0BT

Non material amendment to planning permission PL/21/2167/FA (Single storey rear/side extension, first floor side extension and garage conversion) to allow for change of render to Monocouche XF

Ref. No: PL/23/3370/NMA

GMPC does not object to the application.

(Expiry date unavailable.)

3. Cherry Trees Broombar Lane Great Missenden Buckinghamshire HP16 9JD

Construction of detached garage with engineering operation to level front forecourt.

Ref. No: PL/23/3373/FA Expiry date: Mon 20 Nov 2023

GMPC object for the following reasons:

1. Over development of plot and is obtrusive in the street scene in the ERASC
Garages on the frontal elevation detached from the main building are not in keeping with the street scene. It impugns the beauty of and identity of the ERASC. (Note the damage already caused to the ERASC by the approval of the "Ikoyi" or "Laurels" in Broombar Lane.)
2. By copy to BC Highways the committee flag up as an urgent attention item that the verge where the developer destroyed it has still not been reinstated and should be.
3. There is no biodiversity net gain which is a requirement.
4. The reduction in surface area to absorb rainwater would exacerbates the flooding problem that occurs in the lane when persistent or heavy precipitation occurs.

4. 1 Rignall Road Great Missenden Buckinghamshire HP16 9AN

Demolition of existing single storey conservatory and side and rear extension and construction of a new part single, part two storey side and rear extension.

Ref. No: PL/23/3299/FA date: Mon 20 Nov 2023

GMPC object on the grounds of inadequate

parking based on the plan submitted.

5. Land Adjacent To Jewsons Chesham Road Hyde End Buckinghamshire

Application for a certificate of lawfulness of proposed use or development relating to the use of the site as a builders merchant (sui generis).

Ref. No: PL/23/3296/SA Determination date: Mon 25 Dec 2023

GMPC does not object

(Expiry date unavailable.)

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

Technical details consent following permission in principle PL/23/2475/PIP for a pair of semi-detached dwellings with associated landscaping and access works.

Ref. No: PL/23/3294/TDC Expiry date: Thu 16 Nov 2023

GMPC does not object but the committee

reiterate their concern that parking be commensurate with net habitable accommodation

7. Rignalls Cottage Mapridge Green Lane Great Missenden Buckinghamshire HP16 9PH

Remodel including removal of existing single storey rear extension and erection of single storey rear extension, 2 rear dormers, 2 side rooflights, 4 side solar panels and flue, removal of chimneys in poor condition, front porch and door converted into bay window and changes to windows and doors. **Ref. No: PL/23/3270/FA Expiry date: Fri 17 Nov 2023**

GMPC does not object

8. Dell House 6 Beech Lane Prestwood Buckinghamshire HP16 9DP

Conversion of existing garage to habitable accommodation and construction of new garage.

Ref. No: PL/23/3344/FA Expiry date: Mon 20 Nov 2023

GMPC does not object but the committee

would like to see evidence of measures for a 10% biodiversity net gain.

9. Ashwood House 22 Kings Lane South Heath Buckinghamshire HP16 0QY

Variation of condition 5 (approved plans) of planning permission PL/23/0702/FA (Single storey side/rear extension, replacement dormer window, replacement double garage and store) to allow changes to design of garage.

Ref. No: PL/23/3221/VRC Expiry date: Mon 13 Nov 2023

GMPC does not object

10. 29 Honorwood Close Prestwood Buckinghamshire HP16 9HJ

Single storey rear extension

Ref. No: PL/23/3197/FA Expiry date: Mon 13 Nov 2023

GMPC does not object but the committee

would like to see evidence of measures for a 10% biodiversity net gain.

11. Southill Nairdwood Lane Prestwood Buckinghamshire HP16 0NH

Erection of a timber constructed double garage at the front of the property.

Ref. No: PL/23/3153/FA Expiry date: Fri 10 Nov 2023

GMPC objects for the following reasons:

1. Loss of lawn
2. It sets a precedent for that end of Nairdwood Lane
3. It has a negative impact on the street scene.

12. Great Missenden Railway Station Approach Great Missenden Buckinghamshire HP16 9AZ

Notification of proposed installation of tactile paving on station platform

Ref. No: PL/23/3140/UA Expiry date: Tue 31 Oct 2023

Determination date: Thu 09 Nov 2023

GMPC does not object

13. 60 High Street Great Missenden Buckinghamshire HP16 0AT

Ground and first floor rear extensions, internal alterations to convert vacant bank building to offices.

Ref. No: PL/23/3138/FA

GMPC does not object

14. Orchard End Greenlands Lane Prestwood Buckinghamshire HP16 9QX

Variation of conditions 2 (materials) and 5 (approved plans) of planning permission PL/23/0741/FA (Residential conversion of garage, installation of windows, construction of roof dormers, rear ground-floor extension and balcony (amendment to planning permission PL/22/2667/FA)) to allow alterations to fenestration designs and dormer to north elevation and external material details.

Ref. No: PL/23/3111/VRC

GMPC does not object

14. Nendrum Martinsend Lane Great Missenden Buckinghamshire HP16 9HR

Approval of condition 2 (Tree protection plan and arboricultural method statement) of planning permission PL/23/0966/FA - Erection of three-bay, oak-framed garage following removal of existing shed.

Ref. No: PL/23/3113/CONDA

GMPC objects and we echo and support

the tree officers' determinations.

15. St Claire Spurlands End Road Great Kingshill Buckinghamshire HP15 6HY

Demolition of existing garage, erection of two storey front and side extensions, single storey front and rear extensions, new rear dormer and additional rooflights, changes to windows and doors, new finishing materials, new front wall and vehicular access (part retrospective).

Ref. No: PL/23/3085/FA

GMPC does not object

16. Ballinger Common Recreation Ground Blackthorne Lane Ballinger Buckinghamshire

Increase the existing hard standing patio area to the front and sides of the pavilion and erection of a shed to the rear of the pavilion. **FOR NOTING ONLY: Ref. No: PL/23/2619/FA | Validated: Thu 05 Oct 2023 | Expiry date: Tue 31 Oct 2023** **Determination date: Thu 30 Nov 2023**

P2023/116 **Correspondence:-**

- a) **Appeals** - correspondence from Buckinghamshire Council regarding appeal cases status as at Wednesday 1st November 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. Not decided yet.

2. 16 Graeme Avenue Prestwood Buckinghamshire HP16 0NT

Construction of a pitched roof above existing flat roof area on part of the rear bungalow and creation of
living area within the proposed pitched roof area. Construction of internal staircase from ground floor to
proposed living area. An appeal against refusal received 17 October 2023 reference:
APP/X0415/D/23/3330440 - in progress.

3. Kimba Farm Stud, Moat Lane Prestwood GREAT MISSENDEN HP16 9BT

Covering of existing manege (approved under CH/2006/2088/FA) and retention of temporary surface
outdoor manege. An appeal against refusal received 17 October 2023 reference:
APP/X0415/W/23/3325823 - in progress.

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.

P2023/117 Matters for information.

The following applications received on 6 November and with expiry dates of 27 November were considered at the
meeting:

1. 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 | Validated: Thu 29 Jun 2023 | Expiry Date: 27 November 2023 GMPC does not object to
the forest school but has concerns for the volume of traffic going along Peterley Lane, not just to the Farm.

Highways have **refused** the proposed development as it would result in an intensification of use of an existing
access at a point where visibility is substandard and would lead to danger and inconvenience to people
using it and to highway users in general. The development is therefore contrary to the
National Planning Policy Framework, Buckinghamshire Council Local Transport Plan 4
(adopted April 2016) and the Buckinghamshire Council Highways Development Management
Guidance document (adopted July 2018).

It remains to be seen if traffic speed tests and visibility splays tests can satisfy the Highway Authority.

2. Ashley House 6 Over Hampden Prestwood Buckinghamshire HP16 9DZ

Single storey rear extension

Ref. No: PL/23/3499/FA | Validated: Wed 01 Nov 2023 | Expiry Date: 27 November 2023

GMPC does not object.

Date of the Next Meeting: Mon, 4th December 2023, Great Missenden Memorial Hall, Committee Room.

Tracy Georgiades, Deputy Clerk to the Council.

7th November 2023.

Meeting Closed: 8.40 pm