



Agenda for the Planning Committee Meeting
Monday 6th November 2023
At 7.30 pm in the Committee Room of the Memorial Hall,
Great Missenden

Also via Zoom: <https://us06web.zoom.us/j/86245427812?pwd=nnbXLMMDHwHEhHdkbbzq9SHJguahBf.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:

P2023/111 Apologies: Cllrs :

P2023/112 Declarations of Interest:

P2023/113 Minutes: Minutes of the meeting held on **Monday 2nd October** for signing.

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 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 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. Parish call-in logged on BC portal on 14 Nov 2022. The Clerk emailed BC Planning to ask when the 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 to 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.

P2023/115 PLANNING APPLICATIONS for consideration

Summary of Applications for Great Missenden Parish validated and up to date as at midday on Wednesday 1st November 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. 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 | Validated: Wed 25 Oct 2023 | Expiry date: Fri 17 Nov 2023

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 | Validated: Mon 23 Oct 2023 | Determination date: Mon 20 Nov 2023 (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 | Validated: Mon 23 Oct 2023 | Expiry date: Mon 20 Nov 2023

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 | Validated: Wed 25 Oct 2023 | Expiry date: Mon 20 Nov 2023

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 | Validated: Mon 30 Oct 2023 | Determination date: Mon 25 Dec 2023 (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 | Validated: Mon 16 Oct 2023 | Expiry date: Thu 16 Nov 2023

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 | Validated: Thu 12 Oct 2023 | Expiry date: Fri 17 Nov 2023**

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 | Validated: Tue 24 Oct 2023 | Expiry date: Mon 20 Nov 2023

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 | Validated: Tue 10 Oct 2023 | Expiry date: Mon 13 Nov 2023

10. 29 Honorwood Close Prestwood Buckinghamshire HP16 9HJ

Single storey rear extension

Ref. No: PL/23/3197/FA | Validated: Thu 05 Oct 2023 | | Expiry date: Mon 13 Nov 2023

11. Southill Nairdwood Lane Prestwood Buckinghamshire HP16 ONH

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

Ref. No: PL/23/3153/FA | Validated: Wed 18 Oct 2023 | Expiry date: Fri 10 Nov 2023

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

Notification of proposed installation of tactile paving on station platform

Ref. No: PL/23/3140/UA | Validated: Thu 28 Sep 2023 | Expiry date: Tue 31 Oct 2023

Determination date: Thu 09 Nov 2023

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 | Validated: Thu 12 Oct 2023 | Expiry date: Tue 07 Nov 2023

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 | Validated: Wed 27 Sep 2023 | Expiry date: Thu 02 Nov 2023

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 | Validated: Wed 27 Sep 2023 | Expiry date: Thu 02 Nov 2023

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 | Validated: Mon 09 Oct 2023 | Expiry date: Tue 31 Oct 2023

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**

2023/116 Correspondence:-

- a) **Appeals** - correspondence from Buckinghamshire Council regarding appeal cases – status as at 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) 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. Lloyds Bank Plc 60 High Street Great Missenden Buckinghamshire HP16 0AN

Conversion and general updating of former bank into two semi-detached dwellings with part two storey / part first floor rear extension, rear roof extension with 4 side rooflights, changes to doors and windows and formation of ancillary rear parking. **PL/22/2525/FA** **WITHDRAWN**

2. 72 High Street Great Missenden HP16 0AN

Listed building consent for the retention of UPVC windows in rear elevation. P/23/2684/HB
REFUSE CONSENT

P2023/117 Matters for information

Date of Next Meeting – Monday 4th December 2023 @ 7.30pm

Tracy Georgiades, Deputy Clerk to Great Missenden Parish Council

1st November 2023

Clerk . is inviting you to a scheduled Zoom meeting.

Topic: November Planning Meeting
Time: Nov 6, 2023 07:30 PM London

Join Zoom Meeting

<https://us06web.zoom.us/j/86245427812?pwd=nnbXLMMDHwHEhHdkbbzq9SHJguahBf.1>

Meeting ID: 862 4542 7812

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