



**Minutes for the Planning Committee Meeting**  
**Held at 7.30 pm on**  
**Monday 4<sup>th</sup> December 2023,**  
**Memorial Hall, Great Missenden, Bucks HP16 9AE**

**Meeting commenced:** 7.30 pm

**Public Forum:** None

**Present during the meeting:** Cllrs: I Lovegrove (Chair), C Bunting, R Pusey, S Rhodes

Also present: Jane Hennessy, Clerk

**P2023/118 Apologies:** Cllrs : L Cook, C Bains, M Johnstone, J Gladwin, S Humphreys, V Marshall

**P2023/119 Declarations of Interest:** None.

**P2023/120 Minutes:** Minutes of the meeting held on **Monday 6<sup>th</sup> November 2023** were signed, following approval at the parish council meeting on 13th November 2023.

**P2023/121 Matters arising**

1. **Station Approach - PL/21/0534/FA** – This application continues to be delayed due to the Chiltern Beechwoods SAC and The Red Lion development also runs alongside this application - Ref. No: PL/21/2198/FA. It is understood that discussions are still underway between the developers and Bucks Council with regards the SANG requirement.
  
- 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.
  
- 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 – 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. SR will write to BC as resident voicing concern.
  
3. **PL/22/2667/FA Orchard End, Greenlands Lane – oak tree and tree protection** – response awaited from Bucks Council. This has been chased up. It was also agreed that Cllr Bunting put forward a proposal to the full council regarding working with CPRE and Chiltern Society on mitigation requests for any further occurrences of tree clearances in the parish.
  
4. **Land at 72A High Street, Great Missenden** – enforcement notice of installation of uPVC windows without listed building consent. This was noted.
  
5. **PL/23/3296/SA Application for Certificate of Lawful Use at the site adjacent to Jewsons, Chesham Road.** The recent contact from three residents requesting further information on the parish council's view were noted, as was the agreed response which has been sent to all three residents.

6. **Cherry Trees Broombarn 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**  
It was resolved to recommend that, further to the previous comments on this application, that the **parish council request that this application is called in.**
7. **PL/23/2095/FA: Land at Peterley Manor Farm Peterley Lane Prestwood Buckinghamshire HP16 0HH** – email from Planning Consultancy – noted.

**P2023/122 PLANNING APPLICATIONS for consideration**

**Summary of Applications for Great Missenden Parish validated and up to date as at midday on Tuesday 28<sup>th</sup> 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. Works to trees in accordance with a submitted schedule - all within a Conservation Area  
**Buryfield Recreation Ground Link Road Great Missenden Buckinghamshire HP16 9AE**  
Ref. No: PL/23/3759/KA | Validated: Wed 22 Nov 2023 | Determination Date: 3<sup>rd</sup> Jan 2024 – NOTED
2. Addition of lift with external shaft to first floor front elevation and associated alterations.  
**Hildreths Garden Centre 169 Wycombe Road Prestwood Buckinghamshire HP16 0HJ**  
Ref. No: PL/23/3577/FA | Validated: Mon 13 Nov 2023 | Expiry date 8<sup>th</sup> Dec 2023  
**GMPC does not object**
3. T1 beech - remove (CDC TPO 1 of 1992)  
**Birchmore Wood Spurlands End Road (Rear Of 2 Hughenden Place) Great Kingshill Buckinghamshire**  
Ref. No: PL/23/3608/TP | Validated: Thu 09 Nov 2023 | Expiry date 1<sup>st</sup> Dec 2023  
**GMPC objects** on the grounds that the application has been completed inaccurately (the TPO box has not been ticked and instead the conservation area box has been selected) and this application should not have been validated. The second objection is that this appears to be a healthy tree which should remain.
4. Group 1 4x hornbeam - remove overhang to 1 Hughenden Place, T1 oak - remove lower limb overhanging 1 Hughenden Place, T2 beech - remove two lower limbs overhanging 1 Hughenden Place (TPO/1992/001)  
**Birchmore Wood (rear Of 1 Hughenden Place) Spurlands End Road Great Kingshill Buckinghamshire**  
Ref. No: PL/23/3605/TP | Validated: Tue 07 Nov 2023 | Expiry date 1<sup>st</sup> Dec 2023  
**GMPC does not object**
5. Garage conversion with a single storey front extension, addition of roof light window to side elevation and changes to some windows.  
**Cornerways 23 Orchard Lane Prestwood Buckinghamshire HP16 0NN**  
Ref. No: PL/23/3575/FA | Validated: Tue 07 Nov 2023 | Expiry date 4<sup>th</sup> Dec 2023  
**GMPC does not object** but requests that parking be commensurate with the expansion of the property.

6. Erection of a new timber framed double garage  
**Mill Cottage 78 Wycombe Road Prestwood Buckinghamshire HP16 0HW**  
Ref. No: PL/23/3568/FA | Validated: Tue 07 Nov 2023 | Expiry date 8<sup>th</sup> Dec 2023  
**GMPC does not object**
7. Listed building consent for alterations and extensions to the existing Grade II Listed Roald Dahl Museum buildings, demolition of existing office/residential building (4-6 Wheelers Yard) and construction of single storey front courtyard extension, link extension and single storey rear/side extension, internal alterations including opening up and enclosing spaces, courtyard resurfacing and landscaping  
**81 - 83 High Street and 4-6 Wheelers Yard Great Missenden Buckinghamshire HP16 0AL**  
Ref. No: PL/23/3485/HB | Validated: Tue 31 Oct 2023 | Expiry date 8<sup>th</sup> Dec 2023  
**GMPC does not object to this application but requests that it is called in** due to the absence of a construction and traffic management plan so that the impact of the construction on the High Street can be considered fully.
8. Alterations and extensions to the existing Grade II Listed Roald Dahl Museum buildings, demolition of existing office/residential building (4-6 Wheelers Yard) and construction of single storey front courtyard extension, link extension and single storey rear/side extension, internal alterations including opening up and enclosing spaces, courtyard resurfacing and landscaping  
**81 - 83 High Street and 4-6 Wheelers Yard Great Missenden Buckinghamshire HP16 0AL**  
Ref. No: PL/23/3484/FA | Validated: Tue 31 Oct 2023 | Expiry date 8<sup>th</sup> Dec 2023  
**GMPC does not object to this application but requests that it is called in** due to the absence of a construction and traffic management plan so that the impact of the construction on the High Street can be considered fully.
9. Construction of cold room and refuse storage enclosure and installation of 3 condensers.  
**Missenden Abbey High Street Great Missenden Buckinghamshire HP16 0BD**  
Ref. No: PL/23/3425/FA | Validated: Tue 07 Nov 2023 | Expiry Date: 8<sup>th</sup> Dec 2023  
**GMPC does not object**
10. Internal reconfiguration to provide new ancillary restaurant to existing hotel, extension with landscaped external dining space and installation of rooftop plant.  
**Missenden Abbey High Street Great Missenden Buckinghamshire HP16 0BD**  
Ref. No: PL/23/3427/FA | Validated: Tue 07 Nov 2023 | Expiry date: 8<sup>th</sup> Dec 2023  
**GMPC does not object**
11. Listed building consent for the internal reconfiguration to provide new ancillary restaurant to existing hotel, extension with landscaped external dining space and installation of rooftop plant.  
**Missenden Abbey High Street Great Missenden Buckinghamshire HP16 0BD**  
Ref. No: PL/23/3428/HB | Validated: Tue 07 Nov 2023 | Expiry date: 8<sup>th</sup> Dec 2023  
**GMPC does not object**
12. Listed building consent for the construction of cold room and refuse storage enclosure and installation of 3 condensers.  
**Missenden Abbey High Street Great Missenden Buckinghamshire HP16 0BD**  
Ref. No: PL/23/3426/HB | Validated: Tue 07 Nov 2023 | Expiry date: 8<sup>th</sup> Dec 2023  
**GMPC does not object**
13. Erection of replacement greenhouse.  
**Missenden Abbey High Street Great Missenden Buckinghamshire HP16 0BD**  
Ref. No: PL/23/3376/FA | Validated: Tue 07 Nov 2023 | Expiry date: 8<sup>th</sup> Dec 2023  
**GMPC does not object**

14. **23/02631/VRC – Application Consultation**

Variation of Condition 4 (landscape) relating to application 19/04476/APP and PL/19/4427/FA (Construction of path)

**AT: Land Adj Chiltern Railway, London Road, Wendover, Bucks**

**Requests for comments by 14<sup>th</sup> December 2023.**

**GMPC objects** to this request for a variation on condition and insists that the original condition is retained (i.e. planting, etc within one season not three).

**2023/123**

**Correspondence:-**

a) **Appeals** - correspondence from Buckinghamshire Council regarding appeal cases – status as at 28<sup>th</sup> 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 – APPEAL DISMISSED

**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.

**4. The Pheasant Village Road Ballinger Buckinghamshire HP16 9LF**

Variation of condition 1 of appeal decision APP/X0415/C/17/3172653 to allow for the reinstatement of permitted development rights for extensions and garden buildings in Use Classes A, B and E  
Ref. No: PL/23/1787/VRC | Appeal ref: APP/X0415/D/23/3330553 – In progress

**5. Honeysuckle Cottage 34 High Street Prestwood Buckinghamshire HP16 9ED**

Single storey rear extension, side porch and rooflight to existing cottage. Subdivision of plot and erection of detached dwelling to rear.  
Ref. No: PL/23/0054/FA | Appeal ref: APP/X0415/W/23/3323589 – In progress

**6. APP/HS2/22 Site extending from the northwest of Leather Lane to the west of Jones Hill Wood between the settlements of South Heath and Wendover Dean, Buckinghamshire – In progress.**

b) Buckinghamshire Council by Tuesday 30<sup>th</sup> 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. 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  
**Peterley Wood Farm Barn Peterley Lane Prestwood Buckinghamshire**  
Ref. No: PL/23/3387/CONDA | Received: Mon 23 Oct 2023 | Validated: Wed 25 Oct 2023 | Status: Accepted  
**GMPC Objected**
  
2. 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.  
**Nendrum Martinsend Lane Great Missenden Buckinghamshire HP16 9HR**  
Ref. No: PL/23/3113/CONDA | Received: Wed 27 Sep 2023 | Validated: Wed 27 Sep 2023 | Status: Accepted  
**GMPC Objected**
  
3. Approval of conditions 2 (materials), 3 (means of enclosure), 6 (external lighting) and 11 (ecological enhancements) of planning permission PL/21/3185/FA - Demolition of garage block with flat above, existing residential dwelling and office/domestic storage building. Erection of two replacement single storey dwellings.  
**Peterley Wood Farm Peterley Lane Prestwood Buckinghamshire HP16 0HH**  
Ref. No: PL/23/2735/CONDA | Received: Tue 22 Aug 2023 | Validated: Tue 22 Aug 2023 | Status: Accepted
  
4. Certificate of lawfulness for proposed lift with external shaft to front elevation and associated alterations  
**Hildreths Garden Centre 169 Wycombe Road Prestwood Buckinghamshire HP16 0HJ**  
Ref. No: PL/23/2542/SA | Received: Thu 03 Aug 2023 | Validated: Wed 06 Sep 2023 | Status: Refused  
**GMPC Did not object**
  
5. Retention of a residential mobile home in connection with the commercial breeding and training of native ponies/horses  
**Clemmit Farm Wycombe Road Prestwood Buckinghamshire**  
Ref. No: PL/23/1185/FA | Received: Wed 05 Apr 2023 | Validated: Wed 19 Apr 2023 | Status: Conditional Permission  
**GMPC Objected**

**P2023/124 Matters for information**

- The committee noted the reminder of the upcoming Planning Town & Parish Representative Liaison Surgeries. East Area – 12<sup>th</sup> December, 9<sup>th</sup> January & 23<sup>rd</sup> January.
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**Meeting closed at 9.00pm**

**Date of Next Meeting – Tuesday 2<sup>nd</sup> January 2024 @ 7.30pm**