



Minutes for the Planning Committee Meeting
Held at 7.30 pm on
Tuesday 2nd January 2024,
Memorial Hall, Great Missenden, Bucks HP16 9AE

Meeting commenced: 7.30 pm

Public Forum: None

Present during the meeting: Cllrs: L Cook (chaired), M Johnstone, J Gladwin, S Rhodes

Also present: Jane Hennessy, Clerk

P2024/001 Apologies: C Bunting, V Marshall, I Lovegrove
Not present: C Baines, R Pusey, S Humphreys

Reminder for all committee members to send apologies for meetings that they cannot attend.

P2024/002 Declarations of Interest: None.

P2024/003 Minutes of the meeting held on **Monday 4th December 2023** were signed, following approval at the parish council meeting on 11th December 2023.

P2024/04 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 the Station Approach development 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. Dec 23 – no update.
- 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. Dec 23 – no 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 – 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 from Bucks Council Arboriculture Team Leader to arrange a meeting regarding mitigation planting. Cllrs Pither & Pusey to agree convenient dates to meet.
4. **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

Proposal to request that this application is called in – Cllr Gladwin. The council agreed, under clerks delegated powers, to call in this application however the 28 day period which an application can be called in had expired. This application has now been decided and approved with conditional permission.

It was noted that enforcement requests for the wall at the front, the highway verge and the extensive development of the rear garden have been logged by residents.

P2024/005 PLANNING APPLICATIONS for consideration

Summary of Applications for Great Missenden Parish validated and up to date as at midday on Thursday 21st December 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. Approval of conditions 2 (licence) and 3 (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
Coppice Chiltern Road Ballinger Buckinghamshire HP16 9LJ
Ref. No: PL/23/4073/CONDA | Validated: Mon 18 Dec 2023 | Expiry date: Mon 12 Feb 2024 (no determination deadline date)
GMPC No objection
2. Work to trees in accordance with a submitted schedule (Great Missenden conservation area)
Parsonage House 2 Walnut Close Great Missenden Buckinghamshire HP16 9AL
Ref. No: PL/23/3866/KA | Validated: Thu 30 Nov 2023 | Expiry date: 25th December 2023
GMPC No objection
3. Non material amendment to planning permission PL/22/1184/FA (Single storey front, side and rear extensions. Retrospective permission for demolition of garage and extension to existing shed) to allow for :Reduced footprint of rear extensions, alterations to fenestration (reduction in area of glazing), slight increase in parapet wall height, omission of rear gables (retrospective) and additional rear rooflights
Greensleeves Nairdwood Lane Prestwood Buckinghamshire HP16 0QF
Ref. No: PL/23/3827/NMA | Validated: Tue 28 Nov 2023 | Determination deadline 26th December 2023
GMPC No objection
4. Part two storey / part single storey rear extension, rear dormer extension forming loft conversion, and front porch
21 Westrick Walk Prestwood Buckinghamshire HP16 0RZ
Ref. No: PL/23/3803/FA | Validated: Mon 04 Dec 2023 | Expiry date: 2nd January 2024
GMPC – requests call-in
On the grounds of 1. Substantial reduction in garden space, 2. Over-development.
(Completed as agreed under clerks delegated powers due to expiry date)
5. Approval of condition 2 (facing and roofing materials) of planning permission PL/23/3373/FA - Construction of detached garage with engineering operation to level front forecourt.
Cherry Trees Broombarn Lane Great Missenden Buckinghamshire HP16 9JD
Ref. No: PL/23/4089/CONDA | Validated: Tue 19 Dec 2023 | Determination deadline: 13th Feb 2024
GMPC No objection

P2024/006

Correspondence:-

- a) Appeals - correspondence from Buckinghamshire Council regarding appeal cases – status as at 21st December 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. **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.
 3. **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
 4. **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
 5. **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
 6. **Outline application for the erection of 4 detached dwellings and garaging (matter to be considered at this stage: access) Land Adjacent To Hampden Farm Barn Greenlands Lane Prestwood Buckinghamshire HP16 9QX**
Ref. No: PL/23/0377/OA | Appeal ref: APP/X0415/W/23/3329852. In progress. Written representations due by 9th January
 7. Demolition of existing dwelling and outbuilding and erection of two residential bungalows.
Mellow Cottage Great Kingshill Farm Stag Lane Great Kingshill Buckinghamshire HP15 6EW
Ref. No: PL/22/4097/FA | Appeal ref: APP/X0415/W/23/3324067 – In progress. Written representations by 9th January.
- 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. Construction of detached garage with engineering operation to level front forecourt.
Cherry Trees Broombar Lane Great Missenden Buckinghamshire HP16 9JD
Ref. No: PL/23/3373/FA | Received: Mon 23 Oct 2023 | Validated: Mon 23 Oct 2023 | Status: Conditional Permission
GMPC Objected
 2. 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.
1 Rignall Road Great Missenden Buckinghamshire HP16 9AN
Ref. No: PL/23/3299/FA | Received: Tue 17 Oct 2023 | Validated: Wed 25 Oct 2023 | Status: Conditional Permission
GMPC Objected

3. 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
Oaktrees Wood Lane South Heath Buckinghamshire HP16 ORB
Ref. No: PL/23/2683/FA | Validated: Wed 16 Aug 2023 | Status: Withdrawn

P2024/007 Matters for information

Planning Advice Note detailing main change brought in by the updated National Planning Policy Framework.

Meeting closed at 8.10pm

Date of Next Meeting – Monday 5th February 2024 @ 7.30pm – Great Missenden Memorial Centre