



Minutes for the Planning Committee Meeting
Held at 7.30 pm on
Tuesday 5th February 2024,
Memorial Hall, Great Missenden, Bucks HP16 9AE

Meeting commenced: 7.39 pm

Public Forum: None

Present during the meeting: Cllrs: I Lovegrove (chaired), M Johnstone, J Gladwin, S Rhodes C Bunting, R Pusey,

Also present: Tracy Georgiades, Deputy Clerk

P2024/008 Apologies: L Cook, V Marshall,
Not present: C Baines, S Humphreys

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

P2024/009 Declarations of Interest: None.

P2024/010 Minutes of the meeting held on **Monday 2nd January 2024** were signed, following approval at the parish council meeting.

P2024/011 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. Feb 24 – in progress.
- 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. Feb 24 – no update.
- 2.b. **Peterlee 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. Carried forward SR to 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. On 15 January 2024 Bucks Council Arboriculture Team Leader requested a list of sites from the parish for the replacement of the oak tree and then a MS Teams meeting. Discussion of site locations and species of tree carried forward to the parish council meeting on 12 February 2024.

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. Feb 24: Now decided: conditional permission.
5. **Government Biodiversity update on 12 February:**
Biodiversity Net Gain(BNG) becomes mandatory on Monday 12th February for major developments under the Town & County Planning Act (TCPA) and extends to minor TCPA developments on April 2nd this year. BNG then extends to cover Nationally Significant Infrastructure Projects (NSIPs) late 2025.
6. **Buck Council** request for views on draft **RAF Halton Supplementary Planning The SPD**, together with supporting information on how to respond to the consultation, is available at <https://yourvoicebucks.citizenspace.com/planning/raf-halton>.
The consultation closes on Monday 4th March 2024 at 23:59

P2024/012 **PLANNING APPLICATIONS for consideration**

Summary of Applications for Great Missenden Parish validated and up to date as at midday on Thursday 21st January 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 condition 6 (full details of existing and any new internal wall finishes or insulation to be added to the roof and walls) of planning permission PL/23/0018/HB - Listed building consent for demolition of conservatory, carport and chimney; erection of single storey front extension and side carport, replacement of 8 windows, insertion of a single pair of doors in place of window, insertion of rear rooflight, internal alterations and hardstanding to rear.
Gable End High Street Great Missenden Buckinghamshire HP16 9AA
Ref. No: PL/24/0152/CONDA | Determination date: Tue 12 Mar 2024 | Expiry date: Wed 14 Feb 2024
GMPC No Objection
2. Demolition of existing conservatory and erection of new single storey side extension, partial conversion of existing garage and alterations to fenestration.
White Gables Moat Lane Prestwood Buckinghamshire HP16 9BY
Ref. No: PL/24/0150/FA | Determination date: Tue 12 Mar 2024 | Expiry date: Thu 15 Feb 2024
GMPC No Objection

GMPC has no objections to the subject Application, however would ask that as part of the garden is being developed 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. It should also include provision from BC to ensure that sufficient residual parking remains.
3. Approval of conditions 2 (materials), 3 (large scale sections and elevations), and 4 (manufacturer information) of planning permission PL/23/0017/FA - Demolition of conservatory, carport and chimney; erection of single storey front extension and side carport, replacement of 8 windows, insertion of a single pair of doors in place of window, insertion of rear rooflight, hardstanding to rear.
Gable End High Street Great Missenden Buckinghamshire HP16 9AA
Ref. No: PL/24/0050/CONDA | Determination date: Mon 04 Mar 2024 | Expiry date: Mon 12 Feb 2024
GMPC No Objection

4. Approval of conditions 3 (materials), 4 (sections and elevations) and 5 (manufacturer information) of planning permission PL/23/0018/HB - Listed building consent for demolition of conservatory, carport and chimney; erection of single storey front extension and side carport, replacement of 8 windows, insertion of a single pair of doors in place of window, insertion of rear rooflight, internal alterations and hardstanding to rear.
Gable End High Street Great Missenden Buckinghamshire HP16 9AA
Ref. No: PL/24/0048/CONDA | Determination date: Fri 01 Mar 2024 | Expiry date: Mon 12 Feb 2024
GMPC No Objection

5. Certificate of lawfulness for the proposed removal of an internal wall (non load bearing) and the blocking up of external window facing into side garden
30 Misbourne Drive Great Missenden Buckinghamshire HP16 0BL
Ref. No: PL/24/0124/SA | Determination date: not available | Expiry date: Mon 11 Mar 2024
GMPC No Objection

6. Detached car port structure
Chantry Broomfield Hill Great Missenden Buckinghamshire HP16 9HT
Ref. No: PL/24/0143/FA | Determination date: Mon 15 Jan 2024 | Expiry date: Thu 15 Feb 2024
GMPC No Objection

7. Approval of condition 12 (Tree Protection Plan) of Technical Details Consent PL/23/3294/TDC (Technical details consent following permission in principle PL/23/2475/PIP for a pair of semi-detached dwellings with associated landscaping and access works)
Blackfern Spurlands End Road Great Kingshill Buckinghamshire HP15 6HY
Ref. No: PL/24/0083/CONDA | Determination date: Wed 06 Mar 2024 | Expiry date: Mon 12 Feb 2024
GMPC No Objection

8. Variation of Condition 14 (Approved Plans) 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) to reduce scale of the development by demolishing the front lean-to section of the barn and omission of the car port, together with alterations to windows and doors and erection of double garage with solar panels.
Peterley Wood Farm Barn Peterley Lane Prestwood Buckinghamshire
Ref. No: PL/24/0038/VRC | Determination date: Fri 01 Mar 2024 | Expiry date: Thu 08 Feb 2024
GMPC No Objection

9. Part two, part single storey rear infill extension, external alterations including windows and doors and the part conversion of the detached garage.
High House Ballinger Road South Heath Buckinghamshire HP16 9QJ
Ref. No: PL/24/0026/FA | Determination date: Thu 29 Feb 202 | Expiry date: Fri 02 Feb 2024
GMPC No Objection

10. T1 and T2 sycamore - reduce middle trees to same height as either end (approx 5-6m off), T3 ash tree remove 2 large stems, T4 conifer - reduce in height by 4m, T5 sycamore - reduce in height and width by approx 2-3m and T6 sycamore - prune back lower lateral branches by 2-3m (Great Missenden Conservation Area)
Orchard Mews Back Lane Great Missenden Buckinghamshire
Ref. No: PL/23/4149/KA | Determination date: Wed 14 Feb 2024 | Expiry date: Thu 25 Jan 2024
GMPC No Objection

11. Demolition of an existing bungalow, single garage and car port and the construction of a new dwelling house with integral garage.
Sunhill Nags Head Lane Great Missenden Buckinghamshire HP16 0HD

Ref. No: PL/23/4155/FA | Determination date: Mon 04 Mar 2024 | Expiry date: Thu 01 Feb 2024

GMPC No Objection

but there is some uncertainty about the date of the BAT Survey. Is another report due if the last report was June 2021?

12. Alterations to existing sun room and changes to rear fenestration

28 Kings Lane South Heath Amersham Buckinghamshire HP16 0QY

Ref. No: PL/23/4132/FA | Determination date: Wed 21 Feb 2024 | Expiry date: Thu 15 Feb 2024

GMPC No Objection

13. Approval of condition 4 (scheme for parking and manoeuvring and the loading and unloading) of planning permission PL/23/1185/FA - 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/23/4115/CONDA | Determination date: Wed 14 Feb 2024 | Expiry date: Fri 16 Feb 2024

GMPC Objects for the

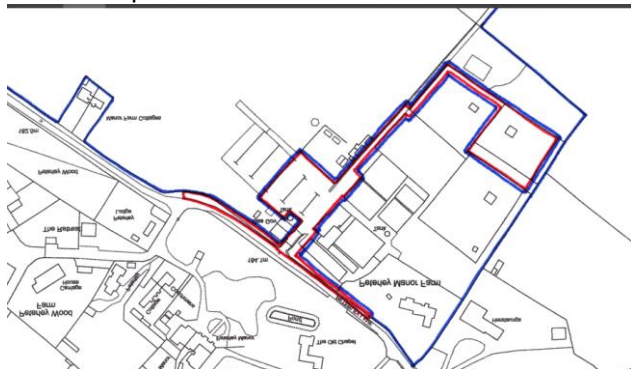
following reasons: 1. Inadequate parking for a commercial venture; 2. Car parking on the lane may not be in the ownership of the applicant and might facilitate obstruction of a public footpath; 3. In our opinion it would be impossible to perform an on-site 3-point turn from at least 3 of the proposed car parking spaces

14. 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 Open for comment icon

Land at Peterley Manor Farm Peterley Lane Prestwood Buckinghamshire HP16 0HH

Ref. No: PL/23/2095/FA | Validated: Thu 29 Jun 2023 | Status: Registered

Amended plan:



GMPC repeat their comments of 16 Nov 2023.

“Great Missenden Parish Council 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.”

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 – **Dismissed -the proposal would be inappropriate development in the Green Belt as it would not conform to the exceptions to inappropriate development as set out in local or national policy. The proposal would conflict with LP Policies GB2 and GB15.**

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 – **Appeal Allowed.**

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

[Link to Bucks Council Appeal Information](#) - **Resolved. Not accepted.**

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.**

8. Appeal against Enforcement Notice alleging the undertaking of operational development comprising: The erection of a building, the laying of hardstanding, the erection of fencing, the erection of a wall, the erection of gates, the erection of an outbuilding, the installation of an electricity box without planning permission.

Land on North West Side of Frith Hill (known as The Stables) South Heath Buckinghamshire HP16 9QF

Appeal Ref: APP/X0415/C/23/3332205. In progress. Written representations due by 20 February. **MJ to draft a council's representation on the Notice.**

- 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. T1 beech - remove (CDC TPO 1 of 1992)
Linda's Wood (formerly Known As Birchmore Wood) Spurlands End Road (Rear Of 2 Hughenden Place) Great Kingshill Buckinghamshire
Ref. No: PL/23/3608/TP | Validated: Thu 09 Nov 2023 | Decided : Condition Permission
Great Missenden Parish Council **objects** on the grounds that the application has been completed inaccurately (the TPO box has not been selected 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.
2. 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 | Decided : Withdrawn
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 0RB
Ref. No: PL/23/2683/FA | Validated: Wed 16 Aug 2023 | Decided : Withdrawn

P2024/007 Matters for information

Additional applications received on 2 February 2024 with 23 February expiry date:

1. Single storey rear extension
De Doorns Ballinger Road South Heath Buckinghamshire HP16 9QH
Ref. No: PL/24/0212/FA | Validated: Mon 22 Jan 2024 | Expiry date: 23 February 2024
GMPC No Objection
2. Proposed new vehicular entrance / exit to site with gates and fences
The Gables Honor End Lane Prestwood Buckinghamshire HP16 9QY
Ref. No: PL/24/0211/FA | Validated: Wed 31 Jan 2024 | Expiry date: 23 February 2024
GMPC No Objection but we are concerned that there is a large loss of green space and a replacement with a large amount of hard standing.

Meeting closed at 8.55pm

Date of Next Meeting – Monday 4th March 2024 @ 7.30pm – Great Missenden Memorial Centre