



**Agenda for the Planning Committee Meeting**  
**Monday 4<sup>th</sup> March 2024**  
**At 7.30 pm in the Committee Room of the Memorial Hall,**  
**Great Missenden**

Also via Zoom: <https://us06web.zoom.us/j/84372540345?pwd=XAsEpq7luzxb7tStkl7GmQgUfE05yh.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:**

**P2024/015 Apologies:**

**P2024/016 Declarations of Interest:**

**P2024/017 Minutes:** Minutes of the meeting held on **Monday 5<sup>th</sup> February 2024** for signing.

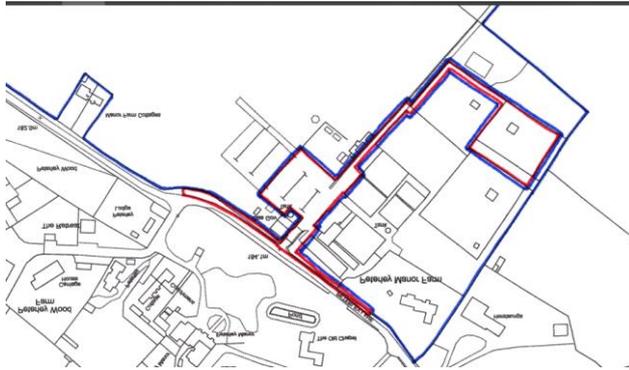
**P2024/018 Matters arising**

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. **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. 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. Still awaiting a single possible location of tree following discussion of site locations and species of tree at the parish council meeting on 12 February 2024.
  
4. **Wycombe Road** has been flagged by residents as a **traffic problem**. The forestry school PL/23/2095/FA is still undecided but when it is approved, this will only add to the traffic problem. BC is aware but no funds have been forthcoming for traffic calming and a pedestrian crossing. Will Bucks Council issue a CIL notice to the forestry school developer. Road improvements may then come from the CIL.

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.

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

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



5. **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>.  
A reminder that the consultation closes on Monday 4th March 2024 at 23:59 for response from individuals

**P2024/019 PLANNING APPLICATIONS for consideration**

**Summary of Applications for Great Missenden Parish validated and up to date as at midday on Wednesday 28<sup>th</sup> February 2024 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. Certificate of lawfulness for proposed 1.5m wide circular path around the perimeter of Prestwood Recreation Ground. The path will be just over 500m in length with a series of short linking paths for access and the material will be a self-binding gravel construction.  
**Prestwood Recreation Ground Gryms Dyke Prestwood Bucks HP16 0NJ**  
Ref. No: PL/24/0423/SA | Validated: Thu 08 Feb 2024 | Determination Date: Thu 04 Apr 2024 | Expiry Date: not available.
2. Certificate of lawfulness for proposed multi-play unit measuring 8m x 6m x 4m situated adjacent to the existing play area at Gryms Dyke  
**Gryms Dyke Play Area Gryms Dyke Prestwood HP16 0LQ**  
Ref. No: PL/24/0343/SA | Validated: Thu 01 Feb 2024 | Determination Date: Thu 28 Mar 2024 | Expiry Date: not available.
3. Certificate of lawfulness for proposed a 1.5m wide circular path around Buryfield. The path will be just over 500m in length with a series of short paths for access and the material will be a self-binding gravel construction.  
**Buryfield Recreation Ground Link Road Great Missenden Buckinghamshire HP16 9AE**  
Ref. No: PL/24/0411/SA | Validated: Wed 07 Feb 2024 | Determination Date: Wed 03 Apr 2024 | Expiry Date: not available.
4. Variation of condition 5 (Approved plans) of planning permission PL/23/0858/FA (Garage conversion with extension to the rear, internal alterations, addition of rooflights on the ground floor & erection of new detached garage) to allow for changes to the roof on the single storey structures.  
**4 Peppard Meadow Prestwood Buckinghamshire HP16 0SF |**  
Ref. No: PL/24/0427/VRC | Validated: Thu 08 Feb 2024 | Expiry date: Wed 13 Mar 2024 | Determination Date: Thu 04 Apr 2024

5. Approval of condition 3 (biodiversity features) 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/24/0398/CONDA | Validated: Wed 07 Feb 2024 | Determination Date: Wed 03 Apr 2024 | Expiry Date: not available.
6. Single storey rear extension with twin roof lanterns, first floor side extension with front rooflight, open porch side extension, additional rooflights to existing side pitched roof, new rear patio and paving and relocation of existing side gate.  
**17 Fairfields Great Kingshill Buckinghamshire HP15 6EP**  
Ref. No: PL/24/0368/FA | Validated: Wed 14 Feb 2024 | Expiry Date: Tue 12 Mar 2024 | Determination Date: Wed 10 Apr 2024
7. Variation of condition 11 (Approved plans) of planning permission PL/21/4439/FA (Demolition of 3 existing structures including one dwelling and the erection of detached dwelling with associated parking and landscaping) to allow for changes to fenestration and an increase in ceiling height.  
**Peterley Wood Farm Peterley Lane Prestwood Buckinghamshire HP16 0HH**  
Ref. No: PL/24/0324/VRC | Validated: Mon 12 Feb 2024 | Expiry Date: Thu 07 Mar 2024 | Determination Date: Mon 08 Apr 2024
8. 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: Tue 18 Mar 2024 | Determination Date: Fri 27 Mar 2024
9. Certificate of lawfulness for the existing use of the site for the parking and storage of vehicles and trailers (lorry backs) in connection with Clarks of Amersham  
**Land at Hyde End Sawmills Chesham Road Hyde End HP16 0RD**  
Ref. No: PL/24/0276/EU | Validated: Fri 26 Jan 2024 | Expiry Date: Tue 12 Mar 2024 | Determination Date: Fri 22 Mar 2024
10. Certificate of Lawfulness for additional vehicular access  
**4 Upper Hollis Great Missenden Buckinghamshire HP16 9HP**  
Ref. No: PL/24/0246/SA | Validated: Wed 24 Jan 2024 | Determination Date: Wed 20 Mar 2024 | Expiry Date: not available.
11. Single storey extension with conversion of garage to habitable space  
**8 Wardes Close Prestwood Buckinghamshire HP16 0SA**  
Ref. No: PL/24/0266/FA | Validated: Thu 25 Jan 2024 | Expiry Date: Wed 28 Feb 2024 | Determination Date: Thu 21 Mar 2024
12. Approval of conditions 2 (facing and roof materials), 3 (detailed plans), 6 (scheme of landscaping) and 10 (ecological enhancements scheme) of planning permission 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/24/0293/CONDA | Validated: Mon 29 Jan 2024 | Determination Date: Mon 25 Mar 2024 | Expiry Date: Thu 29 Feb 2024

## P2024/020 Correspondence:-

- a) **Appeals** - correspondence from Buckinghamshire Council regarding appeal cases – status as at 28<sup>th</sup> February 2024:

**1. 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 - Feb 2024 - In Progress.

**2. 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 – **Dismissed**

**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](#) - Feb 2024 - 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.** Feb 2024 - In Progress. Written representations were due by **9<sup>th</sup> January. Feb 2024 In Progress.**

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 – Feb 2024 - In Progress. Written representations due by **9<sup>th</sup> January.**

8. Appeal against Enforcement Notice alleging the undertaking of operational development comprising: The erection of a building, the laying of hard standing, 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.** Feb 2024 - In progress. Written representations were due by 20 February and a parish council representation was submitted.

- b) Buckinghamshire Council by Wednesday 28<sup>th</sup> February 2024 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 outbuilding comprising store and garden room, and associated landscaping.

**Thimble Farm Cottage Green Lane Prestwood Buckinghamshire HP16 0QA**

Ref. No: PL/23/2556/FA | Validated: Mon 07 Aug 2023 | Status: **Conditional Permission**

Parish Council

Received 12th September 2023: 'GMPC does not object per se but post heritage listing the cottage has been subject to major alteration in the form of a substantial extension in 1987 and the addition of a rear conservatory in 2001 and in addition to the above the setting of the listed building has been impacted by the construction of a detached independent dwelling within its curtilage, 2017. The planning committee would like assurances from BC Planning that there is sufficient parking for the development and expansion of the property. GMPC would ask 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. The planning committee would also ask for a biodiversity plan to compensate for garden loss in the proposed development and because it is within the Green Belt and an Area of Outstanding Natural Beauty

Bucks Council comment : Is the number of parking spaces serving the property deficient as a result of the proposed development? **No**

Are there any other issues that would result in the development being prejudicial to highway safety?

**No.** The Highways Authority maintained an objection to the initial submission, which included the provision of a new access and single garage. The Applicant has since agreed to remove the garaging element of the proposal (the outbuilding would now comprise a store) and the new access has also been removed from the application. As such, the existing access is now to be retained and so no objection is raised with regard to highways safety.

Does the proposal impact on biodiversity and green infrastructure? **No**

Would the proposal be harmful to the character and appearance of the area? **No**

## **P2024/021 Matters for information**

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

Tracy Georgiades, Deputy Clerk to Great Missenden Parish Council

28<sup>th</sup> February 2024

Clerk is inviting you to a scheduled Zoom meeting.

Topic: Planning Committee

Time: Mar 4, 2024 07:30 PM London

Join Zoom Meeting

<https://us06web.zoom.us/j/84372540345?pwd=XAsEpq7Iuzxb7tStkl7GmQgUfE05yh.1>

Meeting ID: 843 7254 0345

Passcode: 596936

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