



Minutes for the Planning Committee Meeting
Held at 7.30 pm on
Monday 4th March 2024,
Memorial Hall, Great Missenden, Bucks HP16 9AE

Meeting commenced: 7.35 pm

Public Forum: None

Present during the meeting: Cllrs: I Lovegrove (chaired), J Gladwin, S Rhodes C Bunting, L Cook, V Marshall

Also present: Tracy Georgiades, Deputy Clerk

P2024/015 Apologies: M Johnstone, R Pusey, S Humphreys, C Bains
Not present:

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

P2024/016 Declarations of Interest: None.

P2024/017 Minutes of the meeting held on **Monday 5th February 2024** were signed, following approval at the parish council meeting.

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. Missenden Abbey owned by Bucks Council is the Council's main SANG consideration, but it lacks parking and London Road is busy. Link Road meadow is another option as it could join with Bourg Meadow and there is a car park on Link Road.
- 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. After further research SR (as a resident) wrote on 4 March to Ms Penney voicing concern that the development of the bund had nothing to do with the spoil from the development of the new dwelling and because the development is on land formerly for equine use and has no permission for change of use. Additionally, any development that facilitates the joining up of the Kingshills with the Prestwood urban areas is a material basis for objection.

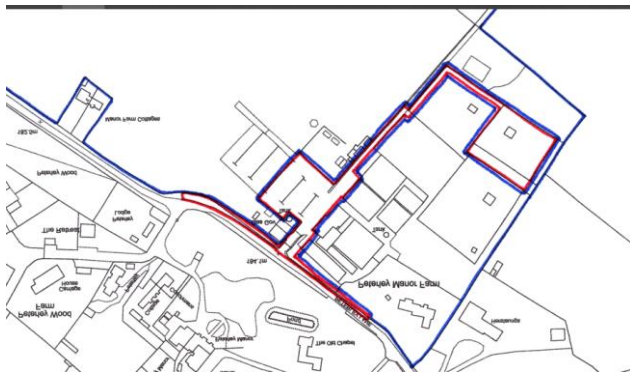
3. **PL/22/2667/FA Orchard End, Greenlands Lane – oak tree and tree protection** – response from Bucks Council Arboriculture Team Leader to arrange a meeting regarding mitigation planting. On 15 January 2024 Bucks Council Arboriculture Team Leader requested a list of sites from the parish for the replacement of the oak tree and then a MS Teams meeting.

Following discussion of site locations and species of tree, it was proposed that Greenlands Lane and Kiln Road verges be suggested as sites for 6-8 replacement trees. It was also suggested, subject to full GMPC approval, that residents' support would be sought.

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 concerns. BC are 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: **Conditional permission**



The Forestry School has received a **conditional permission**.

Parking/Highway implications: The Council's Highway officers have reviewed the application, including the additional speed survey and revised location plan provided during the course of the application. Overall, it is considered that would be no adverse impact on the safety of the adjacent public highway. Furthermore, officers consider that the parking spaces on site would be capable of accommodating the number of anticipated vehicles on site.

The owners are improving visual splays: No other part of the development hereby permitted shall begin until visibility splays have been provided on both sides of the access between a point 2.4 metres along the centre line of the access measured from the edge of the carriageway and a point 54m along the edge of the carriageway to the left of the access, and a point 58m to the right measured from the intersection of the centre line of the access. The area contained within the splays shall be kept free of any obstruction exceeding 0.6metres in height above the nearside channel level of the carriageway.

The **Council is the Charging Authority for the Community Infrastructure Levy (CIL)**. CIL is a charge on development; it is tariff-based and enables local authorities to raise funds to pay for infrastructure. If you have received a CIL Liability Notice, this Notice will set out the further requirements that need to be complied with. If you have not received a CIL Liability Notice, the development may still be liable for CIL. Before development is commenced, for further information please refer to the following website

<https://www.chiltern.gov.uk/CIL-implementation> or contact 01494 475679 or planning.cil.csb@buckinghamshire.gov.uk for more information.

The planning committee want to propose at next the parish council meeting on 11 March that CIL money received from the development be used to install a pedestrian crossing on Wycombe Road.

5. **Bucks 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

P2024/019 **PLANNING APPLICATIONS for consideration**

Summary of Applications for Great Missenden Parish validated and up to date as at midday on Wednesday 28th 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.
For information only.
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.
For information only.
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.
For information only.
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
GMPC does not Object.
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.
GMPC objects and would like to bring to Bucks Council's attention to the fact that a public right of way runs along the whole of the site and it is therefore incorrect to state on the application documentation that the site cannot be seen from any public right of way.

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
GMPC has no objection, but we ask that BC ensure that parking is provided commensurate with any increase in habitable accommodation.

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
GMPC has no objection.

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
Reviewed at February Committee: 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.

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
GMPC has no objection but concerns over speeding vehicles along the busy B485 were noted.

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.
GMPC does not object

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
GMPC has no objection, but we ask that BC ensure that parking is provided commensurate with any increase in habitable accommodation.

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
GMPC does not object

a) Appeals - correspondence from Buckinghamshire Council regarding appeal cases – status as at 28th 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 **9th 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 **9th 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 28th 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

Meeting closed at 8.38 pm

Date of Next Meeting – Tuesday 2nd April 2024 @ 7.30pm – Great Missenden Memorial Centre