



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

Meeting commenced: 7.40 pm

Public Forum: None

Present during the meeting: Cllrs: L Cook, (chaired), J Gladwin, S Rhodes, V Marshall, R Pusey

Also present: Tracy Georgiades, Deputy Clerk

P2024/022 Apologies: I Lovegrove, M Johnstone, S Humphreys, C Bains, C Bunting

P2024/023 Declarations of Interest: Cllr Pusey has interests in 6.

P2024/024 Minutes of the meeting held on **Monday 4th March 2024** were signed, following approval at the parish council meeting.

P2024/025 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. Apr 2024 – 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. Apr 2024 – 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. Ms Penney's 5 March response disappointingly referred SR to 'report a further breach if you feel the situation has changed via the online form'. An updated response has been prepared for GMPC full council to approve and to post to the enforcement portal.
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 be sought. Following agreement at full council a list of site locations has been sent to Bucks Council. No further update Apr 2024.

- 4. Wycombe Road** has been flagged by residents as a **traffic problem**. The forestry school PL/23/2095/FA is approved but concerns remain. 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 **planning** committee proposed at the parish council meeting on 11 March that CIL money received from the development be used to install a pedestrian crossing on Wycombe Road. At the council meeting the clerk explained that the council automatically receive 15% from eligible developments and that it is paid twice a year in April and September. A location for the pedestrian crossing will be agreed at a later full parish council meeting.

- 5. PL/20/2526/FH Annie Baileys continues in situ for now** - the Planning permission given to Ebetam Capital to demolish and erect a community rehabilitation centre expires on 22/04/2024. At this point any attempt at development will be unlawful and a new application will be required. Some clearance work has started round the back and a low loader trailer left in the car park. The good news is that now the TBMs have gone under Annie Baileys perhaps demolition can start.
- 6. PL/24/0276/EU Land at Hyde End Sawmills, Chesham Road, Hyde End, HP16 ORD**
Proposal: 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.
The parish have received a resident comment following our submission on BC's planning portal, neutral and concerned about traffic. It was agreed to reply to resident on lines suggested by IL.
- 7. HS2 Notice for information.**

P2024/026 **PLANNING APPLICATIONS for consideration**

Summary of Applications for Great Missenden Parish validated and up to date as at midday on Wednesday 26th March 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.

- T11 oak - 30% crown reduction and 2.5m height reduction, T12 oak - 35% crown reduction and 3.5m height reduction, T13 oak - 30% crown reduction and 2.5m height reduction and T14 oak - 35% crown reduction and 3m height reduction (TPO/1996/008)
Land To The Rear Of 4 Lawrence Grove Lawrence Grove Prestwood Buckinghamshire
Ref. No: PL/24/0910/TP Expiry date : Fri 12 Apr 202 **GMPC will not object** but we take notice of the TPO on T14 and rely on Bucks Council's Tree officer to ensure reductions of the trees that are reasonable and appropriate.

2. Single storey rear extension
Lanterns Way Broomfield Close Great Missenden Buckinghamshire HP16 9HX
 Ref. No: PL/24/0856/FA | Validated: Mon 18 Mar 2024 | Determination Date: Mon 13 May 2024
 (Expiry date not available.) **GMPC will not object**

3. Listed building consent for proposed sub-division and external/internal alterations to the existing farmhouse to create a separate three bed dwelling with associated parking and amenity space provision.
Andlows Farm Green Lane Prestwood Buckinghamshire HP16 0QA
 Ref. No: PL/24/0844/HB | Determination Date: Mon 10 May 2024 (Expiry date not available.)

 This property is covered by an agricultural tie and **GMPC do not object** on the basis that a proper plan for the application retains the tie. We can see no justification for the lifting of the agricultural tie and the committee think the garden is very small for the new property and would like to see a BNG plan.

4. Proposed sub-division and external/internal alterations to the existing farmhouse to create a separate three bed dwelling with associated parking and amenity space provision.
Andlows Farm Green Lane Prestwood Buckinghamshire HP16 0QA
 Ref. No: PL/24/0843/FA | Validated: Fri 15 Mar 2024 | Determination Date: Mon 10 May 2024
 (Expiry date not available.)

 This property is covered by an agricultural tie and **GMPC do not object** on the basis that a proper plan for the application retains the tie. We can see no justification for the lifting of the agricultural tie and the committee think the garden is very small for the new property and would like to see a BNG plan.

5. Demolition of garage, erection of single storey front extension, part double part single storey side and rear extension. **Tanglewood 4 The Glebe Prestwood Buckinghamshire HP16 9DN**
 Ref. No: PL/24/0828/FA | Determination Date: Mon 9 May 2024 (Expiry date not available.)

GMPC does not object but the committee have concerns regarding the impact on the garden and on parking. The property has 4 bedrooms and is losing the garage and this provides insufficient parking space and therefore we 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. It should also include provision from BC to ensure that sufficient residual parking remains. GMPC would like to see the addition of a BNG plan.

6. Single storey rear extension
168 Wycombe Road Prestwood Buckinghamshire HP16 0HJ
 Ref. No: PL/24/0914/FA | Validated: Thu 21 Mar 2024 | Determination Date: Mon 16 May 2024
 (Expiry date not available.)
GMPC do not object but we have reservations as we believe it makes the garden smaller.

7. Approval of condition 5 (scheme of ecological enhancements) of planning permission
 PL/23/2436/FA - Removal of existing tennis court, followed by the erection of 2 padel courts, lighting and surround.
Great Missenden Lawn Tennis Club London Road Little Kingshill Buckinghamshire HP16 OBS
 Ref. No: PL/24/0794/CONDA | Expiry date: Fri 12 Apr 2024 **GMPC does not object.**

8. Certificate of lawfulness for the proposed conversion of garage into a utility room, insulating walls and floor, changing garage door to a window, which will match the existing windows.

Hollyoak Nairdwood Lane Prestwood Buckinghamshire HP16 0QQ

Ref. No: PL/24/0777/SA | Determination Date: Mon 6 May 2024 (Expiry date not available.)

The Certificate of lawfulness is taking away the garage and whilst **we do not object**, we see parking, as an issue. We are concerned that parking is insufficient and 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 onto Nairdwood Lane, 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.

9. T1 Silver birch - remove dead tree (Conservation area Great Missenden)
Elmhurst High Street Great Missenden Buckinghamshire HP16 9AA
Ref. No: PL/24/0766/KA Expiry date: Thu 04 Apr 2024 **GMPC does not object** but the committee would expect to see a replacement tree to ensure there is no loss of trees in a conservation area.
10. Approval of condition 3 (biodiversity features) of planning permission PL/23/1680/FA (Elevational alterations to existing ancillary residential outbuilding)
Little Close 82 High Street Great Missenden Buckinghamshire HP16 0AN
Ref. No: PL/24/0691/CONDA | Expiry date: Thu 04 Apr 2024 **GMPC does not object**
11. Certificate of lawfulness for proposed laying of hardstanding and creation of vehicular access to highway
Thimble Farm Cottage Green Lane Prestwood Buckinghamshire HP16 0QA
Ref. No: PL/24/0676/SA | Validated: Fri 01 Mar 2024 | Expiry date: Thu 04 Apr 2024
GMPC objects to the Certificate of lawfulness which will remove the lawn of the building for parking purposes. We object on the basis of over development of the plot and loss of the lawn and loss of biodiversity.
12. Removal of condition 5 (no Class A permitted development rights) of planning permission PL/19/2218/VRC relating to variations of the original permission CH/2018/0907/FA (Demolition of existing bungalow and garage and erection of two storey house with detached garage using the existing access)
Russets Village Road Ballinger Buckinghamshire HP16 9LF
Ref. No: PL/24/0602/VRC | Expiry date: Tue 02 Apr 2024
GMPC objects to the removal of Condition 5 because of the substantial size of the property. If the applicant wishes to develop further, they can make a planning application.
13. Single storey rear and side extensions. Conversion of garage to create annexe.
Templar Mead Stag Lane Great Kingshill Buckinghamshire HP15 6EW
Ref. No: PL/24/0581/FA | Expiry date: Tue 02 Apr 2024 **GMPC does not object.**
14. Single storey rear and side extension with roof over front elevation including garage and covered rear patio area. **Traeth House 7 Beech Lane Prestwood Buckinghamshire HP16 9DP**
Ref. No: PL/24/0521/FA | Expiry date: Tue 02 Apr 2024
GMPC object on the basis of i) over development of the plot, ii) impact on amenity space and iii) because of the severe impact on the garden there should be BNG plan.
15. Single storey extensions to existing farm shop
Peterley Manor Farm Peterley Lane Prestwood Buckinghamshire HP16 0HH
Ref. No: PL/24/0513/FA | Expiry date: Wed 27 Mar 2024 **GMPC does not object.**

16. Continued use of marquee for 5 years
Missenden Abbey High Street Great Missenden Buckinghamshire HP16 0BD
 Ref. No: PL/24/0387/FA | Expiry date: Fri 05 Apr 2024 **GMPC does not object**, but we endorse the sentiments of Chiltern Society.
17. Single storey front porch extension with pitched roof
7 Wrights Lane Prestwood Buckinghamshire HP16 0LH
 Ref. No: PL/24/0637/FA | Expiry date: Wed 03 Apr 2024 **GMPC does not object.**
18. The construction of a single storey timber clad detached outbuilding in rear garden
Blue Tiles Pankridge Drive Prestwood Buckinghamshire HP16 9BZ
 Ref. No: PL/24/0631/FA | Expiry date: Tue 02 Apr 2024 **GMPC does not object**, but we note the inconvenience to neighbours and parking difficulties and request this is addressed by a construction management plan.
19. The erection of a contemporary timber, flat-roofed outbuilding to the rear garden.
Broomhill Nags Head Lane Great Missenden Buckinghamshire HP16 0HD
 Ref. No: PL/24/0603/FA | Expiry date: Wed 10 Apr 2024 **GMPC does not object.**
20. Removal of existing 6 foot feather edge wooden fence and building of new 6 foot feather edge fence along the (rear garden side boundary) (position of proposed new fence shown on site plan as red dotted line).
27 Honorwood Close Prestwood Buckinghamshire HP16 9HJ
 Ref. No: PL/24/0585/SA | Expiry date: Tue 02 Apr 2024

GMPC object because this is public amenity land which the applicant is trying to fence in. By the fence relocation the intention is to enclose a piece of land alongside the rear garden. In this development there are open areas of amenity land to give a spacious feel. These spaces are owned by the resident but are not part of the curtilage and should not be enclosed.

P2024/027 Correspondence:-

a) Appeals - correspondence from Buckinghamshire Council regarding appeal cases – status as at 26th March 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 - **Mar 2024 – SPLIT DECISION**

Appeal Decision: Split Decision
 - **The appeal is dismissed**, and planning permission is refused insofar as it relates to the covering of existing manège (approved under CH/2006/2088/FA).
 - **The appeal is allowed**, and planning permission is granted insofar as it relates to the retention of temporary surface outdoor manège at Kimba Farm Stud, Moat Lane, Prestwood, HP16 9BT in accordance with the terms of the application, Ref PL/22/4160/FA, and subject to the following condition.
 - o The development hereby permitted shall be carried out in accordance with the following approved plans: RAC/9037/4 and RAC/9037/5
2. **72A High Street Great Missenden Buckinghamshire HP16 0AN**
 Appeal against Enforcement Notice alleging without Listed Building consent, the installation of UPVC windows in rear elevation.

An appeal made to Secretary of State against an enforcement notice issued by Buckinghamshire Council on 28th February 2023.

Reference: APP/X0415/F/23/3336157 – Written representations by 10 April

3. **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 - **Mar 2024 - Allowed**
Under paragraph 22 of Schedule 17 of the Act the appeal relating to the plans and specifications application for: the Bowood Lane overbridge; the Footpath TLE/2 Accommodation Overbridge; the Cottage Farm Accommodation Overbridge; the South Heath Cutting (part of); the Bowood Lane Drop Inlet Culvert; a drainage pond; drainage ditches; earthworks associated with the realignment of Bowood Lane (WEN/37/1) and maintenance access track; earthworks associated with the realigned Cottage Farm access track; earthworks associated with the realigned TLE/2 Footpath; location of the vehicle restraint barriers; and location of the permanent (security) fencing, reference 22/01330/HS2, dated **8 April 2022, is allowed.**
4. 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/3329852 **Apr 2024 - In Progress.** Written representations were due by 9th January. **Apr 2024 In Progress.**
5. 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 – **Apr 2024 - In Progress.** Written representations due by 9th January.
6. **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. **Apr 2024 - In progress.** Written representations were due by 20 February and a parish council representation was submitted.

b) Buckinghamshire Council by Wednesday 26th March 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. PL/24/0150/FA | 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 9B **Conditional Permission**
(Case Officer's Note: The concerns of the Parish Council are acknowledged as car parking has been assessed in the parking section of this report, however, it is considered that the changes to the garden are modest and would not significantly alter the existing car parking at the application site.)
2. PL/23/3484/FA PL23/3485/HB 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 Location: **81 - 83 High Street and 4-6 Wheelers Yard, Great Missenden, Buckinghamshire, HP16 0ALP**
Comment: Great Missenden Parish Council 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.

Parking/highway implications

21. No change to the existing access arrangement is proposed to the museum or from Wheelers Yard from the highway. It is noted that the current residential parking area in Wheelers Yard is to be utilised for access for maintenance and deliveries as required and the vehicle tracking information provided has proved that adequate space is available to allow vehicles to enter and exit in forward gear.

22. The museum has no parking provision on site and will be unable to provide any as part of the proposals. The extension and redevelopment of the museum will likely increase footfall and visitor numbers to the museum. However, the site is located in close proximity to a number of public car parks, in addition to the railway station. It is also served by local bus routes. This means that the site is located in a relatively sustainable location and the additional visitor numbers can be provided for within the existing public transport and car parking network.

23. Notwithstanding the above, a Construction Traffic Management Plan detailing the management of construction traffic (including vehicle types, frequency of visits, expected daily time frames, use of a banksman, on-site loading/unloading arrangements and parking of site operatives vehicles) shall be submitted and approved in writing by the Planning Authority in consultation with the Highway Authority prior to work commencing.

Great Missenden Parish Council 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. (Officer Note: As this is not strictly a material planning consideration, and other measures exist to control the impact on the highway during construction works, the request for a callin did not provide sufficient material planning reasons).

P2024/028 Matters for information

Further applications which were considered by the planning committee because of the expiry date is before the next full parish council meeting or before the next planning meeting.

1. Demolition of existing dwelling and detached garage. Construction of 3No. three storey, terraced dwellings with vehicular access.

Alca Green Lane Prestwood Buckinghamshire HP16 0PU

Ref. No: PL/24/0877/FA | Validated: Tue 26 Mar 2024 | Status: Thu 18 Apr 2024

GMPC object on the basis of car parking. The Property 1 is a 4-bedroom house with 3 parking spaces with access to Green Lane. Property 2 is a 3-bedroom house with 2 parking spaces accessing the High Street. Property 3 is a 3-bedroom house with 2 parking spaces with access to Green Lane.

GMPC have concerns with regard to overdevelopment of the current site, which sits on the corner of Green Lane and Prestwood High Street. The number of cars on site will increase from 3 to 8. Green Lane outside the property is also used for on-street parking, and there is a high risk of parking transfer. Green Lane is also used as a cut through to the Wycombe Road, thus avoiding the busy Prestwood High Street. The on-site parking design indicates that cars will need to be moved to enable other cars to access Green Lane.

In the event that the planning officer's recommendation is for approval Great Missenden Parish Council request that the planning application PL/24/0877/FA re Alca Green Lane Prestwood, HP16 0PU is called in to the East Buckinghamshire Planning Committee for determination. I confirm a representative from GMPC will attend the relevant Planning Committee meeting to speak.

2. Single storey rear and front extension Open for comment icon

8 Maybush Gardens Prestwood Buckinghamshire HP16 9EA

Ref. No: PL/24/0785/FA | Status: Wed 17 Apr 2024

GMPC does not object.

3. Non material amendment to planning permission PL/22/3877/FA (Single storey side and rear extensions, demolition of conservatory, new side window, access ramp with handrails to rear garden.) to allow for alterations to flank wall of side extension to square it up to have same dimensions front and rear.

29 Lodge Lane Prestwood Buckinghamshire HP16 0SU

Ref. No: PL/24/0928/NMA | Determination date: Thu 18 Apr 2024

GMPC does not object.

Meeting closed at 9.00 pm

Date of Next Meeting – Tuesday 7th May 2024 @ 7.30pm – Great Missenden Memorial Centre