



Agenda for the Planning Committee Meeting
Monday 3rd June 2024
At 7.30 pm in the Committee Room of the Memorial Hall,
Great Missenden

Also via Zoom: <https://us06web.zoom.us/j/83296109597?pwd=EsZ6h7qdJG9YF0DK9rwsPHMycWrB5C.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:

P2024/036 Apologies:

P2024/037 Declarations of Interest:

P2024/038 Minutes: Minutes of the meeting held on **Tuesday 7th May 2024** for signing.

P2024/039 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. The development of a SANG is still outstanding. County cllr Martin is going to chase Natural England for further information following a meeting with Paul Redstone, Head of Property – Investment & Development at Bucks Council - on 11 May 2024.
- 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. May 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. May 2024 no further update from BC or Ms Penney. In April Ms Penney wrote that Enforcement will be opening a new case to re-investigate the matter, specifically to get an ‘updated position’. She refers to the owner’s being aware and to reviewing the matter only if the access become formal and the bunds remain in situ. GMPC wrote to Ms Penney stating the council disagree with Bucks Council’s judgement in this matter, and rather than an updated position, the parish would prefer answers to the points raised in our letter.
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.

As of May 2024, no response from BC.
4. **Broombarn Lane verge** – during the development of **Cherry Trees** the owner carved up the lane verge and after contact with Planning and Highways contacting the owner this was to be reinstated. However, he has not complied and has gouged out even more of the verge clearly trying to create parking in the lane.

County Cllr Martin wrote an BC officer will now talk to the developer /owner again and follow this up in writing.

5. Suggestion that the planning committee discontinue zoom – to be discussed.

P2024/040 PLANNING APPLICATIONS for consideration

Summary of Applications for Great Missenden Parish validated and up to date as at midday on Tuesday 29th May 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. Two storey rear infill extension
14 Rignall Road Great Missenden Buckinghamshire HP16 9AN
Ref. No: PL/24/1525/FA | Validated: Fri 17 May 2024 | Expiry date: Tue 11 Jun 2024
2. Certificate of Lawfulness for proposed 6m deep single storey rear extension
15 Rignall Road Great Missenden Buckinghamshire HP16 9AN
Ref. No: PL/24/1460/SA | Validated: Fri 10 May 2024 | Expiry date: Registered
3. Proposed rear two storey extension
15 Rignall Road Great Missenden Buckinghamshire HP16 9AN
Ref. No: PL/24/1524/FA | Validated: Fri 17 May 2024 | Expiry date: Tue 11 Jun 2024
4. Two storey side extension following removal of existing single storey side extension, raising of existing porch roof, changes to driveway for additional parking.
29 Peters Close Prestwood Buckinghamshire HP16 9ET
Ref. No: PL/24/1513/FA | Validated: Wed 15 May 2024 | Expiry date: Tue 11 Jun 2024
5. Garage conversion with existing garage door replaced with a window and brick infill plus new side access door **14 Stevens Close Prestwood Buckinghamshire HP16 0SQ**
Ref. No: PL/24/1503/SA | Valid: Tue 14 May 2024 | Expiry: N/A Determination: Tue 09 Jul 2024
6. Removal of approved pergola and erection of a conservatory
Daphne Cottage Peterley Wood Farm Peterley Lane Prestwood Buckinghamshire HP16 0HH
Ref. No: PL/24/1495/FA | Validated: Thu 16 May 2024 | Expiry date: Tue 11 Jun 2024
7. Single storey rear extension replacing existing conservatory
5 Twitchell Road Great Missenden Buckinghamshire HP16 0BQ
Ref. No: PL/24/1481/FA | Validated: Wed 15 May 2024 | Expiry date: Thu 06 Jun 2024
8. Single storey rear extension and internal alterations
28 Church Street Great Missenden Buckinghamshire HP16 0AZ
Ref. No: PL/24/1476/FA | Validated: Fri 10 May 2024 | Expiry date: Thu 06 Jun 2024
9. Listed building consent for single storey rear extension and internal alterations
28 Church Street Great Missenden Buckinghamshire HP16 0AZ
Ref. No: PL/24/1477/HB | Validated: Fri 10 May 2024 | Expiry date: Fri 14 Jun 2024
10. Certificate of Lawfulness for proposed single storey flat roofed rear extension.
130 Wycombe Road Prestwood Buckinghamshire HP16 0HN
Ref. No: PL/24/1451/SA | Valid: Thu 09 May 2024 | Expiry: N/A Determination : Thu 4 Jul 2024

11. Single storey front extension with garage conversion
Rock Bottom Nairdwood Lane Prestwood Buckinghamshire HP16 0QL
Ref. No: PL/24/1445/FA | Validated: Thu 09 May 2024 | Expiry date: Thu 06 Jun 2024

12. Replacement agricultural barn
Sedges Farm Nags Head Lane Great Missenden Buckinghamshire HP16 0HQ
Ref. No: PL/24/1366/FA | Validated: Fri 03 May 2024 | Expiry date: Fri 07 Jun 2024

13. Creation of padel court and tennis pavilion ancillary to main dwelling
Sedges Farm Nags Head Lane Great Missenden Buckinghamshire HP16 0HQ
Ref. No: PL/24/1367/FA | Validated: Wed 01 May 2024 | Expiry date: Fri 07 Jun 2024

14. Replacement of single glazed windows with double glazed windows within existing timber frames on NE, NW, SE and SW elevations. See drawings
Clayton House Green Lane Prestwood Buckinghamshire HP16 0QE
Ref. No: PL/24/1349/FA | Validated: Tue 30 Apr 2024 | Expiry date: Fri 07 Jun 2024

15. Demolition of existing freestanding garage, and erection of garage with link extension to the main house
Mayfield Ballinger Road South Heath Buckinghamshire HP16 9QH
Ref. No: PL/24/1318/FA | Validated: Thu 02 May 2024 | Expiry date: 31 May 2024

16. Raising overall height of existing bungalow to form living space in the roof, including raising the overall height of roof, addition of solar panels to side elevation and changes to windows and doors
Shambles 3 Kings Lane South Heath Buckinghamshire HP16 0QZ
Ref. No: PL/24/1331/FA | Validated: Mon 29 Apr 2024 | Determination date: 24 Jun 2024

For information:

1. Plans and Specifications submission under **Schedule 17** to the **High Speed Rail (London - West Midlands) Act 2017** (the Act) for works comprising of: Grims Ditch Eastern Retaining Wall Grims Ditch Western Retaining Wall South Heath Cutting (Part of) Earthworks associated with Grims Ditch Eastern and Western Retaining Walls The location of permanent fencing on the western side of Grims Ditch
The Site Extends To The East and West Of Grims Ditch Scheduled Monument Extending North Of Cottage Farm To The North Of Grims Ditch Between The Settlements Of South Heath and Wendover Dean, Buckinghamshire.
Ref. No: PL/24/1492/HS2 | Validated: Mon 13 May 2024 | Expiry date : Wed 05 Jun 2024

2. Notification of works that are exempt from **Section 37 planning consent pursuant to the Electricity Act 1989** - Like for like replacement of wooden electricity poles across two 33kV overhead electricity lines **Land Between Great Missenden, Chartridge and Chesham Buckinghamshire**
Ref. No: PL/24/1345/UA | Validated: Mon 29 Apr 2024 | Status: Awaiting decision
One neighbour objection regarding maintenance by electricity company.

P2024/041 Correspondence:-

- a) **Appeals** - correspondence from Buckinghamshire Council regarding appeal cases – status as at 29th May 2024:
 1. **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 – In progress 29 May 2024

2. **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. 29 May 2024 - In progress.

- b) Buckinghamshire Council by Tuesday 29th May 2024 have submitted a **series of outcomes** of planning applications. See list below.

****ONLY DECISIONS OF SPECIAL INTEREST CONSIDERED ****

1. Lawson cypress - fell to approximately 1m (TPO/1968/044)
Redcliffe House 5 Chiltern Manor Park Great Missenden Buckinghamshire HP16 9BL
Demolition of existing rear outbuildings, single storey rear extension, dormer roof extension to central
PL/24/0954/TP – Conditional Permission
PARISH COUNCIL:
GMPC object to the degree of cutback.
POLICIES:
Core Strategy for Chiltern District - Adopted November 2011: Policy CS24
The Chiltern District Local Plan 1997 - Adopted 1 September 1997 (including alterations adopted 29 May 2001)
- Consolidated September 2007 & November 2011: Saved Policy TW2
EVALUATION:
 1. The cypress is a large multi-stemmed tree in front of the house in a prominent position beside the road. The submitted photographs show that the tree lost one of its stems recently, which fell across the road.
 2. The application identifies the presence of *Phaeolus schweinitzii*. This is a brown-rot fungus that causes decay at the base of various conifers and leads to brittle fracture of the stem. This appears to have become established at the base of the tree and is likely to cause further stems to collapse in the near future. Consequently, it would be sensible to remove and replace the tree.
 3. The following recommendation is made having regard to the above and also to the content of the Human Rights Act 1998.
2. Single storey rear and front extension
8 Maybush Gardens Prestwood Buckinghamshire HP16 9EA
PL/24/0785/FA – Refused
PARISH COUNCIL:
Did not object
EVALUATION:
The applicant has not included adequate provision within the site for parking and manoeuvring of vehicles clear of the highway. The development if permitted would therefore be likely to lead to additional on-street parking to the detriment of public and highway safety. The development is therefore contrary to the National Planning Policy Framework, Buckinghamshire Council Local Transport Plan 4 (adopted April 2016), the Buckinghamshire Council Countywide Parking Guidance Policy (adopted September 2015) and the Buckinghamshire Council Highways Development Management Guidance document (adopted July 2018).
3. 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
PL/24/0843/FA - Conditional Permission**

Great Missenden Parish Council: 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.

OFFICER NOTE: The agricultural tie relates to planning application CH/1987/3134/FA for the erection of a detached house for occupation by farmworker; construction of new access onto green lane (variation to design permitted under planning permission 87/1700/CH). This is a separate dwelling, located outside of this application site, and fronting Green Lane.

EVALUATION:

In terms of other works, no extensions are proposed to either the farmhouse or the west wing and no additional built form is proposed either. This will further limit the impact of the built form on the Green Belt. Whilst fencing is proposed around the garden unit for the new dwelling, it will be post-and-rail fencing that would not detract from the openness of the Green Belt. As already mentioned, this garden area would also be located within the confines of the existing site and would not extend into the adjacent open fields.

ECOLOGY:

The application does not propose any roof works, demolition, or the loss of any trees/hedging. A new garden area with planting is to be provided for the new unit and this would replace an existing area of hardstanding. This is a benefit in terms of the impact on biodiversity and so the proposal is therefore considered to have an acceptable impact on local biodiversity and ecology.

P2024/035 Matters for information

Date of Next Meeting – Monday 1st July 2024 @ 7.30pm

Tracy Georgiades, Deputy Clerk to Great Missenden Parish Council

29th May 2024

Clerk . is inviting you to a scheduled Zoom meeting.

Topic: June Planning Meeting

Time: Jun 3, 2024 07:30 PM London

Join Zoom Meeting

<https://us06web.zoom.us/j/83296109597?pwd=EsZ6h7qdJG9YF0DK9rwsphMycWrB5C.1>

Meeting ID: 832 9610 9597

Passcode: 329930

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