



Minutes for the Planning Committee Meeting
Held at 7.30 pm on
Tuesday 7th May 2024,
Memorial Hall, Great Missenden, Bucks HP16 9AE

Meeting commenced: 7.35 pm

Public Forum: None

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

Also present: Tracy Georgiades, Deputy Clerk

P2024/029 Apologies: M Johnstone
Not present: S Humphreys,

P2024/030 Declarations of Interest: None.

P2024/031 Minutes of the meeting held on **Tuesday 2nd April 2024** were signed, following approval at the parish council meeting.

P2024/032 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. The Parish Council agreed to write to Natural England for further information following a meeting with Paul Redstone, Head of Property – Investment & Development at Bucks Council - on 11 April 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. The application was cast aside but at May 24 – no enforcement 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'.

Following a response from GMPC on 8 April Ms Penney writes 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. A GMPC response 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.

The planning committee's next move could be to take the matter to a Buckinghamshire Council Select Committee, the property select committee. GMPC could also contact the Cabinet Member for Planning.

2. **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. A chaser email was sent to Dave Roberts, BC Head of Highways, asking him to respond to points raised in the letter dated 25 October as the Arboriculturist lead had agreed to assist with replanting.

3. **Broombarne 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. County Cllr Martin on 30 April reported that BC is looking at enforcement to put the Broombarne verge right.
Broombarne Lane hedgerow - The owner of **Ikoyi** continues to damage biodiversity on the lane by reducing the long-established mixed hedgerow border within the green belt, down to a meaningless height, flaunting biodiversity conditions made unenforceable by Bucks Council.

SR recommended GMPC contact BC Highways with regard to the Highways Act s130 para 6.

4. **Some of the Neighbours around 15 Rignall Road** have written to the Parish Council stating that they have become increasingly concerned about works at 15 Rignall Road over the last year: "The hedge at the front of the property and down the left side has been removed and a drive is now being constructed from the road, over the path and layby parking area down the left side of the garden to a cabin. The hedge is being replaced by panelling, but the drive being constructed runs along the bottom of three other properties. We don't know if planning is necessary or has been granted, but we are all very concerned."
There are no contact details included with the handwritten letter.

CB reported that Rignall Road residents attended the Councillor Surgery on Saturday 27th April. They want to remain anonymous. A Certificate of Lawfulness may be required from BC Planning. SR will visit the road to follow-up.

P2024/033 PLANNING APPLICATIONS for consideration

Summary of Applications for Great Missenden Parish validated and up to date as at midday on Tuesday 30th April 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. Approval of condition 2 (materials) of planning permission PL/22/2318/FA - Change of use of ground floor to dwellinghouse (use class C3), new roof to existing single storey rear extension, changes to doors and windows (TPO/ER/1968/09).
La Petite Auberge 107 High Street Great Missenden Buckinghamshire HP16 0BB
Ref. No: PL/23/2153/CONDA | Validated: Mon 17 Jul 2023 | Expiry date: 26 April 2024
Determination past post 2023, Sep 11
Comment: 8 Aug 2023 - GMPC does not object but there is only a design brochure and no model specification choice apparent. We presume that, as the property is within a conservation area, BC case officers/conservation officers will assist in ensuring suitable proportions and aesthetics.

GMPC noted the Heritage Officer's objection.
2. Lawson cypress - fell to approximately 1m (TPO/1968/044)
Redcliffe House 5 Chiltern Manor Park Great Missenden Buckinghamshire HP16 9BL
Ref. No: PL/24/0954/TP | Expiry date: 24 April 2024 | **GMPC object** to the degree of cutback.
3. Approval of conditions 2 (work above slab level detailed drawings) and 3 (work above slab level details of all new materials) of planning permission PL/23/3376/FA - Erection of replacement greenhouse.
Missenden Abbey High Street Great Missenden Buckinghamshire HP16 0BD
Ref. No: PL/24/1260/CONDA | Expiry date: Not available | **GMPC** would request a design statement to be provided for the greenhouse in what is understood to be a Listed Building curtilage.
4. Approval of conditions 3 (Construction Traffic Management Plan) and 4 (Landscape and Ecological Management Plan (LEMP)) of planning permission PL/23/2095/FA - 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/24/1264/CONDA | Status: not available. **GMPC does not object.**
5. Conversion of flat roof to hipped pitched roof to match existing. Demolition of chimney and replacement with metal flue.
7 Long Row Moat Lane Prestwood Buckinghamshire HP16 9BS
Ref. No: PL/24/1254/FA | Validated: Fri 26 Apr 2024 | Status: 22 May 2024 **GMPC does not object.**
6. Two storey side infill extension, single storey rear extension, new green roof over single storey element, upgraded thermal efficiency and replacement roof, windows and doors. External render and timber cladding. **Marlborough Spurlands End Road Great Kingshill Buckinghamshire HP15 6HY**
Ref. No: PL/24/1218/FA | Expiry date: Wed 15 May 2024 **GMPC does not object**
7. Construction of a new multi-use games area with fencing system to replace the existing natural grass area. **Chiltern Way Federation Prestwood Campus Nairdwood Lane Prestwood Bucks HP16 0QQ**
Ref. No: PL/24/1200/FA | Expiry date: Wed 15 May 2024
GMPC do not object and presume BC will assist and ensure suitable material and permeability of any hard landscaping areas. We request that BC will mitigate environmental damage by making BNG provision.
8. Construction of two storey rear extension (following demolition of existing, single storey, rear extension)
3 Well Cottages Village Road Ballinger Buckinghamshire HP16 9LE
Ref. No: PL/24/1184/FA | Expiry date: Tue 14 May 2024 **GMPC does not object**
9. T1 walnut - removal (Great Missenden Conservation Area)
12 Church Street Great Missenden Buckinghamshire HP16 0AX
Ref. No: PL/24/1183/KA | Expiry date: not known **GMPC objects** as the committee is unable to comment or validate the application on account of the lack of documentation.

10. T3 beech - reduce crown by reducing branches by a maximum 4m in height and 3m laterally to give reduced height of 16m and crown diameter of 9m, T3 Douglas fir - reduce crown by reducing branches by a maximum 5m in height give reduced height of 14m, T10 oak - remove major deadwood, reduce crown by reducing height and laterals by a maximum approximately 4m to give reduced height of 12m and crown diameter of 8m, T13 walnut - fell (TPO/1968/044)
South View 11 Chiltern Manor Park Great Missenden Buckinghamshire HP16 9BL
 Ref. No: PL/24/1113/TP | Status: Tue 07 May 2024 **GMPC does not object**
11. Conversion of stables into dwelling, single storey side extension, roof felt replaced by shingles, stable doors retained and new windows and doors fitted behind
Stables at Hampden Farm Barn Greenlands Lane Prestwood Buckinghamshire HP16 9QX
 Ref. No: PL/24/1067/FA | Expiry date: Fri 8 May 2024 **GMPC does not object**
12. Amalgamation of two residential dwellings to form single residential dwelling
1 - 2 and 3 Well Cottages Village Road Ballinger Buckinghamshire HP16 9LE
 Ref. No: PL/24/1039/FA | Expiry date: Thu 08 May 2024 **GMPC object** on the basis that there is diminution and loss of a relatively affordable housing unit.
13. Single storey rear and front extensions, loft conversion with new rear roof, rear dormers and roof lights.
Red Roofs Spurlands End Road Great Kingshill Buckinghamshire HP15 6HX
 Ref. No: PL/24/1023/FA | Expiry date: Wed 08 May 2024 **GMPC does not object** but we would request that the case officer consider the neighbour's letter.
14. First floor rear extension, loft conversion and hip to gable rear roof extension with roof lights.
Rosefield Spurlands End Road Great Kingshill Buckinghamshire HP15 6HX
 Ref. No: PL/24/1019/FA | Expiry date: Wed 08 May 20 **GMPC does not object**

P2024/034 Correspondence:-

a) **Appeals** - correspondence from Buckinghamshire Council regarding appeal cases – status as at 30th April 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 – **Appellant/LPA Final Comments due 02 May 2024**
2. 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 - **29 April 2024 - Appeal Dismissed**
3. 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 – **12 April 2024 – Appeal Dismissed**
4. **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. 30 April 2024 - In progress. Appellant/LPA Final Comments due 19 Mar 2024

- b) Buckinghamshire Council by Tuesday 30th April 2024 have submitted a **series of outcomes** of planning applications. See list below.

****ONLY DECISIONS OF SPECIAL INTEREST FROM THE PLANNING COMMITTEE'S COMMENTS ARE LISTED****

1. Demolition of existing rear outbuildings, single storey rear extension, dormer roof extension to central area of house, replacement windows and doors, external side louvre, internal alterations including new openings, insulation, flooring and plastering

Buckingham House 77 High Street Great Missenden Buckinghamshire HP16 0AL

Ref. No: PL/21/3083/FA | Validated: Thu 23 Sep 2021 | Status: **Conditional Permission**
PARISH COUNCIL

Two representations received.

One states: No objections.

The second states: Parking and Highway conditions: our preliminary estimates prompted by parishioners concerns, are that the provision for parking for residents and visitors is hopelessly inadequate by reference to the overarching NPPF 107 a) through to e) and NPPF 110 a) through to d) and the latest Bucks County parking guide; and that Highways must seriously consider NPPF 111.

Parking/Highway implications

Case Officer comment: Parking/Highways implications

21. The only parking available to the property is a single garage located in Bakery Mews and no other parking could be easily provided or accessed. However, no objections were previously raised regarding parking provision and consequently no new concerns arise.

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 | Status: **Conditional Permission**
TOWN/PARISH COUNCIL

Great Missenden Parish Council consulted and comments received on 12.03.2024 stating that:

"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."

Officer Note: The laying of hardstanding, provided it is permeable or provision is made for surface water run off, can be undertaken under Permitted Development and without requiring full planning permission.

3. Continued use of marquee for 5 years

Missenden Abbey High Street Great Missenden Buckinghamshire HP16 0BD

Ref. No: PL/24/0387/FA | Validated: Thu 29 Feb 2024 | Status: **Conditional Permission**
PARISH COUNCIL

Great Missenden Parish Council does not object, but we endorse the sentiments of Chiltern Society.

OFFICER'S REPORT:

In this instance, there have been no relevant changes to the Development Plan or Core Strategy since the previous approval and the National Planning Policy Framework remains extant, albeit updated. Nonetheless, the core principles and relevant policies to this development remain the same. The Applicant has also submitted a Planning Statement and a Heritage Statement which both confirm that the availability of the marquee has enhanced the attraction of the Abbey as a wedding venue which in turn has made a significant contribution to the viability of the economy of the Abbey. *It is stated that*

functions held in the marquee account for approximately one third of the annual income of the Abbey and due to a lack of suitable facilities in the area. Use of the marquee has therefore made a significant contribution to the viability of the Abbey and the upkeep of the Listing building. It is therefore considered that the marquee is continuing to contribute to the long term viability of the Listed building, as was stated as being a key reason for the earlier applications being approved, and as was stated in Condition 1 of the previous permissions.

4. Taking into account the circumstances and details specified in the submitted supporting statements in addition to the physical circumstances of the site, it is therefore not considered that there have been any material changes to the site itself since the granting of the previous permissions in 2019, 2017 and 2015 to justify a different decision, and so no objections are raised in relation to the proposed development. The Heritage Officer has also confirmed that they continue to have no objections with regards to the proposal.

4. 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 | Validated: Wed 21 Feb 2024 | Status: **Refused**
PARISH COUNCIL
Great Missenden Parish Council, comments received on 09.04.2024 stating:
"Objection, 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".
(Officer Note: *Normal planning issues cannot be considered for a Certificate of Lawfulness application, which is simply a legal determination as to whether planning permission is required.*)

5. 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 | Validated: Mon 26 Feb 2024 | Status: **Conditional Permission**
Officer comment: Adequate parking is provided within the plot, in accordance with the Buckinghamshire Parking Standards.
The parking standards do not require any additional parking for an outbuilding.

P2024/035 Matters for information

The following Application expiring in May was considered:

1. Proposed first floor rear extension, alterations to fenestration, various internal alterations and change of use to a seven bed House of Multiple Occupation (sui generis use).
The Bakery 123 High Street Prestwood Buckinghamshire HP16 9EX
Ref. No: PL/24/1296/FA | Expiry date : 22 May 2024 **GMPC object** on the basis of unworkable parking and parking without safe ingress or egress. Also it does appear that the 2 parking spaces in front of the building do not meet the required size for parking a car and overlap the pavement. Furthermore there is no possibility of turnaround within the curtilage and therefore no means of avoiding reversing onto an A road. Other concerns are also noise risk. In addition GMPC presume that Bucks Council will ensure that the windows in the right flank will be obscured glass and do not open outwards given the size of the passageway.

Meeting closed at 9.05 pm

Date of Next Meeting – Tuesday 3rd June 2024 @ 7.30pm

Tracy Georgiades, Deputy Clerk to Great Missenden Parish Council

7th May 2024