



Agenda for the Planning Committee Meeting

Monday 1st July 2024

At 7.30 pm in the Committee Room of the Memorial Hall,
Great Missenden

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:

P2024/043 Apologies:

P2024/044 Declarations of Interest:

P2024/045 Minutes: Minutes of the meeting held on **Monday 3rd June 2024** for signing.

P2024/046 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. Discussions are still underway between the developers and Bucks Council with regards the SANG requirement. County Cllr Martin is going to contact Natural England for further information following a meeting with Paul Redstone, Head of Property – Investment & Development at Bucks Council - on 11 May 2024. As of June - no update.
- 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. June 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. GMPC continue to request enforcement action by Bucks Council. A letter was sent on 10 June to Mr P Strachan, Bucks Council Cabinet Member Infrastructure & Housing Select Committee requesting an enforcement update.
3. **PL/22/2667/FA Orchard End, Greenlands Lane – oak tree and tree protection** – GMPC continue to follow up mitigation measures as offered by Bucks Council (BC) for the felling of an oak tree. As of June 2024, no further response from BC. Draft letter being prepared for council approval to follow this up.
4. **Broombar Lane verge – during the development of Cherry Trees Bucks Council Planning and Highways** have been in contact with the owner regarding repairs to the road verge causes during this development. Further damage to the lane is apparent. A Bucks Council officer update on the project was received did not cover the verge damage. GMPC have sent a further letter to Richard Barker, Corporate Communities requesting a response.
5. **Free online Neighbourhood Planning training** – online training sessions offered by Locality.

P2024/047 PLANNING APPLICATIONS for consideration

Summary of Applications for Great Missenden Parish validated and up to date as at midday on Wednesday 26th June 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 single storey detached rear outbuilding
Rannerdale Copes Road Great Kingshill Buckinghamshire HP15 6JE
Ref. No: PL/24/1916/SA | Validated: Fri 21 Jun 2024 | Expiry: N/A Determination: Fri 16 Aug 2024

2. Listed building consent for replacement of wooden door to south elevation
The Cage High Street Great Missenden Buckinghamshire HP16 0BB
Ref. No: PL/24/1904/HB | Validated: Thu 20 Jun 2024 | Expiry: N/A Determination: Thu 15 Aug 2024

3. Part single/part two storey side and rear extension to include 1 front dormer and rooflight. Single storey rear extension.
12 Kings Lane South Heath Buckinghamshire HP16 0QZ
Ref. No: PL/24/1877/FA | Validated: Wed 19 Jun 2024 | Expiry: N/A Determination: Wed 14 Aug 2024

4. Non material amendment to planning permission PL/23/2718/FA (Single storey side/front extension with a window installed on the right hand elevation.) to allow for enlarging the Utility floor area, keeping the existing front door position and reducing the size of the flat roof canopy
Conifers Pankridge Drive Prestwood Buckinghamshire HP16 9BZ
Ref. No: PL/24/1885/NMA Validated: Wed 19 Jun 2024 | Expiry: N/A Determination: Wed 17 Jul 2024

5. Demolition of the side entrance/ garage/ storage area, erection of single storey side extension, revised entrance porch area, revised storage area behind new extension
8 Fairacres Prestwood Buckinghamshire HP16 0LD
Ref. No: PL/24/1822/FA | Validated: Thu 13 Jun 2024 | Expiry: Thu 11 Jul 2024

6. Remove the existing dilapidated stable building along with all the existing hardstandings and construct a purpose built area of stables on a concrete base.
Swallows Barn Green Lane Prestwood Buckinghamshire HP16 0QA
Ref. No: PL/24/1803/FA | Validated: Tue 18 Jun 2024 | Expiry: Thu 11 Jul 2024

7. First floor side extension, single storey rear extension, demolition of existing porch and erection of front porch
6 Chiltern Manor Park Great Missenden Buckinghamshire HP16 9BL
Ref. No: PL/24/1775/FA | Validated: Tue 11 Jun 2024 | Expiry: Thu 11 Jul 2024

8. Single storey side extension to convert the existing garage into a habitable room with en-suite and store
8 Maybush Gardens Prestwood Buckinghamshire HP16 9EA
Ref. No: PL/24/1738/FA | Validated: Thu 06 Jun 2024 | Expiry: Thu 11 Jul 2024

9. Single storey side extension and new higher roof to existing conservatory with replacement north facing wall
17A Dresser Road Prestwood Buckinghamshire HP16 0NA
Ref. No: PL/24/1707/FA | Validated: Wed 05 Jun 2024 | Expiry: 3 July 2024

10. Single storey rear extension and balcony, part two storey part first floor side extensions and rear patio
The Lawns Rignall Road Great Missenden Buckinghamshire HP16 9PE
Ref. No: PL/24/1656/FA | Validated: Thu 30 May 2024 | Expiry: 3 July 2024

11. Conversion of existing loft into habitable space including new rooflights to the front and rear elevations, replacement of existing clay tiled roof to existing single storey extension to garden facing elevation with standing seam zinc, rooflights and secret gutters and replacement of existing garden shed with proposed garden room/store
Presthill House Ballinger Road South Heath Buckinghamshire HP16 9QH
Ref. No: PL/24/1612/FA | Validated: Fri 31 May 2024 | Expiry: 25 June 2024

12. Certificate of lawfulness for proposed 0.91 metre picket fence
1 Fernside Great Kingshill Buckinghamshire HP15 6HN
Ref. No: PL/24/0959/SA | Validated: Thu 06 Jun 2024 | Determination Date 1st August 2024

13. Removal of condition 4 (permission granted for second unit with regard to special circumstances) of planning permission CH/1982/0436/FA (Retention of use of existing granny annexe conversion of existing garage to living accommodation and erection of new garage)
2A Clare Road Prestwood Buckinghamshire HP16 0NR
PL/24/1446/VRC | Expiry: 25 Jun 2024 | Determination: Wed 24 Jul 2024

14. Part single storey, part two storey front extension and additional window to existing side elevation
Spinfield House 9 Over Hampden Prestwood Buckinghamshire HP16 9DZ
Ref. No: PL/24/1624/FA|Val: Tue 28 May 2024|Expiry: 25 Jun 2024|Determination: Tue 23 Jul 2024

15. Listed building consent for repair of 1960's rear wooden kitchen porch, replace wooden fascia and sills.
3 Elmhurst 5 High Street Great Missenden Buckinghamshire HP16 9AA
Ref. No: PL/24/1605/HB | Validated: Wed 29 May 2024 | Expiry: Fri 12 Jul 2024

16. Approval of condition 5 (Tree protection plan) of planning permission PL/24/0211/FA - Proposed new vehicular entrance / exit to site with gates and fences
The Gables Honor End Lane Prestwood Buckinghamshire HP16 9QY
Ref. No: PL/24/1637/CONDA | Validated: Wed 29 May 2024 | Expiry date: 15th July 2024

17. Approval of conditions 2 (materials) and 4 (biodiversity features)of planning permission PL/23/3270/FA - Remodel including removal of existing single storey rear extension and erection of single storey rear extension, 2 rear dormers, 2 side rooflights, 4 side solar panels and flue, front porch and door converted into bay window and changes to windows and doors
Rignalls Cottage Mapridge Green Lane Great Missenden Buckinghamshire HP16 9PH
Ref. No: PL/24/1607/CONDA | Validated: Fri 24 May 2024 | Expiry Date: 9th July 2024

P2024/048 Correspondence:-

- a) **Appeals** - correspondence from Buckinghamshire Council regarding appeal cases – status as at 26th June 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 25th June 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. 25th June 2024 - In progress.

2. **Southill, Nairdwood Lane, Prestwood, Bucks HP16 0NH-** appeal against the refusal of planning permission for a timber constructed double front garage.

Reference: APP/X0415/D/24/3339098 – in progress 25th June 2024

- b) Buckinghamshire Council by Wednesday 26th June 2024 have submitted a **series of outcomes** of planning applications. See list below.

****ONLY DECISIONS OF SPECIAL INTEREST LISTED ****

1. **12 Church Street, Great Missenden, Bucks HP16 0AX**

T1 walnut – removal

GMPC - **GMPC objects** as the committee is unable to comment or validate the application on account of the lack of documentation.

Decision – TPO not made by BC and works to **tree can go ahead.**

2. **Russets, Village Road, Ballinger, Bucks HP16 9LF**

Removal of condition 5 (no Class A permitted development rights) of planning permission PL/19/2218/VRC.

GMPC – **Object** due to substantial size of property

Decision: **Conditional Permission**

3. **Traeth House, 7 Beech Lane, Prestwood Bucks HP16 9DP**

PL/24/0521/FA – Single storey rear and side extension with roof over front elevation including garage and covered rear patio area

GMPC – **Object** 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.

Decision: **Conditional Permission**

4. **Holly Hatch Cottage, Nags Head Lane, Great Missenden Bucks HP16 0HD**

PL/23/2685/OA – Outline application for works of demolition and the erection of s 2 storey front extension and a detached 2 storey dwelling with access, parking and amenity space.

GMPC – **Objects** as is unable to make a decision as the application is without full plans and details

Decision: **Conditional permission**

P2024/049 Matters for information

Date of Next Meeting – Monday 5th August 2024 @ 7.30pm

Tracy Georgiades, Deputy Clerk to Great Missenden Parish Council

26th June 2024