



Minutes for the Planning Committee Meeting
Held at 7.30 pm on
Monday 3rd June 2024
Memorial Hall, Great Missenden, Bucks HP16 9AE

Meeting commenced: 7.40 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

P2024/036 Apologies: Cllr M Johnstone

P2024/037 Declarations of Interest: None.

P2024/038 Minutes of the meeting held on **Tuesday 7th May 2024** were signed, following approval at the parish council meeting.

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. The committee asked the deputy clerk to request a status update from Enforcement.

- 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. SR circulated an email regarding General Permitted Development expressing the view that there is nothing in case law to support Bucks Council's interpretation of buildings and structures required 'temporarily' in connection with operations being carried out on land. The planning committee

agreed to draft a letter to the Cabinet Member for Planning Mr Peter Starchan and agreed to recommend to the full parish council.

- 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.

It was agreed that CB would draft a chase up to BC, Dave Roberts, to confirm location of replacement trees. The draft will be reviewed at the next full parish council.

- 4. PL/22/2667/FA Orchard End, Greenlands Lane** – static caravan now located at the property and family living in it. Resolved that the Clerk raise an enforcement case.
- 5. 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 clearly trying to create parking in the lane.

At the end of May on the verge opposite Cherry Trees the developer had a large amount of soil dropped on top aggregate. This we believe is unacceptable restitution of a verge ecosystem that would have built up over years and even centuries. A letter was sent to Cllr Martin and a Fix My Street report logged. County Cllr Martin wrote a BC officer will now talk to the developer /owner again and follow this up in writing. GMPC have received a response from Enforcement on 17 May 2024, however the council will continue petitioning BC and prepare a further letter. SR to prepare a draft for full Parish Council.

- 6.** Suggestion that the planning committee discontinue zoom: it was agreed to remove zoom from the Planning Committee Agenda and to request that residents contact the Clerk to attend the meeting.

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 | Expiry date: Tue 11 Jun 2024 **GMPC does not object.**
- 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 | Expiry date: Registered **GMPC does not object.**
- 3. Proposed rear two storey extension**
15 Rignall Road Great Missenden Buckinghamshire HP16 9AN
Ref. No: PL/24/1524/FA | Expiry date: Tue 11 Jun 2024 **GMPC does not object.**
- 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 | Expiry date: Tue 11 Jun 2024 **GMPC do not object but** notes a significant loss of garden to parking spaces and request that BC ensure suitable material

and permeability of any hard landscaping areas. We also hope that BC will mitigate environmental damage by making BNG provision.

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 | Expiry: N/A Determination: Tue 09 Jul 2024
GMPC do not object but notes the removal of grass due to parking space and request that BC will ensure suitable material and permeability of any hard landscaping areas. We also hope that BC will mitigate environmental damage by making BNG provision.
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 | Expiry date: Tue 11 Jun 2024 **GMPC does not object.**
7. Single storey rear extension replacing existing conservatory
5 Twitchell Road Great Missenden Buckinghamshire HP16 0BQ
Ref. No: PL/24/1481/FA | Expiry date: Thu 06 Jun 2024 **GMPC does not object.**
8. Single storey rear extension and internal alterations
28 Church Street Great Missenden Buckinghamshire HP16 0AZ
Ref. No: PL/24/1476/FA | Expiry date: Thu 06 Jun 2024 **GMPC does not object.**
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 2024 | Expiry date: Fri 14 Jun 2024 **GMPC does not object.**
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 | Expiry: N/A Determination : Thu 4 Jul 2024 **GMPC does not object.**
11. Single storey front extension with garage conversion
Rock Bottom Nairdwood Lane Prestwood Buckinghamshire HP16 0QL
Ref. No: PL/24/1445/FA | Expiry date: Thu 06 Jun 2024 **GMPC do not object** but notes the removal of the garage and additional parking and request that BC will ensure suitable material and permeability of any hard landscaping areas. We also hope that BC will mitigate environmental damage by making BNG provision.
12. Replacement agricultural barn
Sedges Farm Nags Head Lane Great Missenden Buckinghamshire HP16 0HQ
Ref. No: PL/24/1366/FA | Expiry date: Fri 07 Jun 2024 **GMPC do not object** but we request a sensitive lighting condition for the Green Belt location.
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 Expiry date: Fri 07 Jun 2024 **GMPC does not object.**
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 | Expiry date: Fri 07 Jun 2024 **GMPC is concerned by the lack of Listed Building consent but will defer to the Heritage Officer. No objection.**

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 | Expiry date: 31 May 2024

GMPC does not object.

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 | Determination date: 24 Jun 2024

GMPC has no objection, but

we ask that BC ensure that parking is provided commensurate with any increase in habitable accommodation. The committee also request a BNG plan.

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 ****

The update of planning application outcomes was accepted by the committee.

P2024/035 Matters for information

Meeting closed at 8.50 pm

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

Tracy Georgiades, Deputy Clerk to Great Missenden Parish Council

3rd June 2024