



Minutes for the Planning Committee Meeting
Held at 7.30 pm on
Monday 1st July 2024
Memorial Hall, Great Missenden, Bucks HP16 9AE

Meeting commenced: 7.35 pm

Public Forum: None

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

Also present: Tracy Georgiades, Deputy Clerk

P2024/043 Apologies: Cllrs: C Bains, L Cook, M Johnstone, S Rhodes

P2024/044 Declarations of Interest: GMPC has an interest in The Cage planning application, item 2.

P2024/045 Minutes: Minutes of the meeting held on **Monday 3rd June 2024** were signed, following approval at the parish council meeting.

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 prepared for council approval at July meeting.
4. **Broombarn 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 | Expiry: N/A Determination: Fri 16 Aug 2024 **GMPC does not object.**
but the committee would like to see Biodiversity Net Gain.
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 | Expiry: N/A Determination: Thu 15 Aug 2024 **For Information only.**
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 | Expiry: N/A Determination: Wed 14 Aug 2024 **GMPC does not object.**
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 | Expiry: N/A Determination: Wed 17 Jul 2024 **GMPC does not object.**
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 | Expiry: Thu 11 Jul 2024 **GMPC object** because we see a loss of the garage and an insufficient second parking space, and a worrying lack of a third parking space. GMPC ask BC to ensure that there is sufficient parking.
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 | Expiry: Thu 11 Jul 2024 **GMPC does not object.**
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 | Expiry: Thu 11 Jul 2024 **GMPC does not object** but the committee note that there are only three car parking spaces for a five-bed house and would ask BC to ensure that there is sufficient parking.
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 | Expiry: Thu 11 Jul 2024 **GMPC object** because there are two parking spaces for a five-bedroom house. The committee request a CALL IN if the case officer recommends for approval.

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 | Expiry: 3 July 2024 **GMPC does not object.**

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 | Expiry: 3 July 2024 **GMPC does not object but the committee would like to see a BNG.**

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 | Expiry: 25 June 2024 **GMPC does not object but we ask that BC ensure that parking is provided commensurate with the increase in habitable accommodation. The committee also refer BC to the neighbour's comments regarding the size, massing and height of the proposed outbuilding compared with the existing shed.**

12. Certificate of lawfulness for proposed 0.91 metre picket fence
1 Fernside Great Kingshill Buckinghamshire HP15 6HN
Ref. No: PL/24/0959/SA | Determination Date 1st August 2024 **GMPC does not object**

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 **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**

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 | Expiry: 25 Jun 2024 | Determination: Tue 23 Jul 2024
GMPC has no objection, but we ask that BC ensure that parking is provided commensurate with a five bedroom house.

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 | Expiry: Fri 12 Jul 2024 **GMPC does not object**

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 | Expiry date: 15th July 2024 **GMPC does not object**

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/ | Expiry Date: 9th July 2024 **GMPC does not object**

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 ****

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

P2024/049 Matters for information

Meeting closed at 9.05 pm

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

Tracy Georgiades, Deputy Clerk to Great Missenden Parish Council

2rd July 2024