



Minutes for the Planning Committee Meeting
Held at 7.30 pm on
Monday 5th August 2024
Memorial Hall, Great Missenden, Bucks HP16 9AE

Meeting commenced: 7.30 pm

Public Forum: None

Present during the meeting: Cllrs: : I Lovegrove, (chaired), J Gladwin, V Marshall, L Cook, M Johnstone, S Rhodes

Not Present: C Bunting

Also present: Tracy Georgiades, Deputy Clerk

P2024/050 Apologies: Cllrs: C Bains, R Pusey

P2024/051 Declarations of Interest:

P2024/052 Minutes: Minutes of the meeting held on **Monday 1st July 2024** for signing.

P2024/053 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. Bucks Council has just issued a SANG planning application for Great Missenden PL24/1909/FA: Change of use from informal open space to formal Suitable Alternative Natural Greenspace (SANG) along with associated alterations : Land South of Missenden Abbey High Street Great Missenden Buckinghamshire HP16 OBD. The application expiry date is 31st July and the Chiltern Society and GMPC have objected. Cllr Peter Martin has confirmed a call in to the East Buckinghamshire Planning Committee for a decision. No date has been given.

- 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. GMPC has asked Stephanie Penney to open an Enforcement case and we are waiting on an update from Mike Shires (11 July). **SR** will draft a letter to Mike Shires.

- 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. ES/22/00316/OPDEV relates to this property. **JG** will contact Peter Martin for an update. Clerk will contact Stephanie Penney to find out how to access the case reference to establish if it exists and what's on it.

- 3a. **PL/22/2667/FA Orchard End Greenlands Lane – oak tree and tree protection** – GMPC continue to follow up mitigation measures offered by Bucks Council (BC) for the felling of an oak tree. A letter was sent to Cllr Peter Strachan and contact has been made again with Highways and Dave Roberts

ad the suggested locations for mitigation planning have been directly sent. He is liaising with Sally Clark, BC Arboriculturist.

- 3b An **Enforcement breach planning application** has been logged for a static caravan at Orchard End Greenlands Lane. Planning applications reference 1191b5f2-21d6-41d8-81e4-d57bb4bbe1c8.
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. July 2024 - Nothing so far. **SR** to draft a chaser up to Martin Tett.
5. **BC Updates: Licensing Committee** on 17 July: The Licensing Committee are being asked to approve a new fee scheme for Furniture on the pavement for the supply of food and drink. The fee increases from £100 per year to a New Licence - £500 for 2 years and Renewals - £350 for 2 years.
GMPC planning committee queried whether an inflationary increase might instead be appropriate rather than a hike in cost. The clerk to find out when there was a last increase.

P2024/054 PLANNING APPLICATIONS for consideration

Summary of Applications for Great Missenden Parish validated and up to date as at midday on Wednesday 31st July 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. Construction of a single storey detached building to provide additional space for the nursery.
Flower Pots Day Nursery 188 Wycombe Road Prestwood Buckinghamshire HP16 0HJ
Ref. No: **PL/24/2223/FA** | Validated: Fri 19 Jul 2024 **GMPC: No Comment**
2. Approval of conditions 4 (new materials) and 5 (new staircase and EV details) of planning permission PL/24/0844/HB - Listed building consent for 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
Ref. No: PL/24/2261/CONDA | Validated: Fri 19 Jul 2024 **GMPC No Objection**
3. Approval of conditions 5 (new materials) and 6 (new staircase and EV details) of planning permission PL/24/0843/FA - 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
Ref. No: PL/24/2228/CONDA | Validated: Fri 19 Jul 2024 **GMPC No Objection**
4. Proposed internal and external alterations to existing listed and unlisted courtyard barns (including new build works and demolition of modern fabric) to create 1 x two bed, 2 x 3 bed and 1 x four bed dwellinghouses with associated parking and amenity space provision. Proposed internal and external alterations of modern farm building (including partial demolition and re-cladding) to create a 3-bay car port.
Andlows Farm Green Lane Prestwood Buckinghamshire HP16 0QA
Ref. No: PL/24/2015/FA | Validated: Thu 11 Jul 2024 **GMPC No Objection**
5. Listed building consent for proposed internal and external alterations to existing listed and unlisted courtyard barns (including new build works and demolition of modern fabric) to create 1 x two bed,

2 x 3 bed and 1 x four bed dwellinghouses with associated parking and amenity space provision. Proposed internal and external alterations of modern farm building (including partial demolition and re-cladding) to create a 3-bay car port.

Andlows Farm Green Lane Prestwood Buckinghamshire HP16 0QA

Ref. No: PL/24/2016/HB | Validated: Thu 11 Jul 2024

GMPC No Objection

6. In accordance with the requirements of Paragraphs 2 and 3 of Schedule 17 to the High-Speed Rail (London - West Midlands) Act 2017, the nominated undertaker hereby requests approval of PLANS AND SPECIFICATIONS approval for the GMI/2 Accommodation Overbridge and the location of the Vehicle Restraint System (VRS).

The Site Of GMI/2 Accommodation Overbridge To The West Of Potter Row and East Of Havenfield Wood, Great Missenden.

Ref. No: PL/24/2169/HS2 | Validated: Mon 15 Jul 2024

GMPC are concerned by the lack of

green space on the bridge, and we suggest that it should be wider to allow for animal migration.

7. Works to trees in accordance with a submitted schedule (Great Missenden Conservation Area)
Buryfield Recreation Ground Link Road Great Missenden Buckinghamshire

Ref. No: PL/24/2137/KA | Validated: Fri 12 Jul 2024

GMPC No Comment. For information

only

8. Front porch, single storey rear extension and infill between existing house and outbuilding.

1 Abbey Walk Great Missenden Buckinghamshire HP16 0AY

Ref. No: PL/24/2075/FA | Validated: Fri 12 Jul 2024

GMPC No Objection

9. Detached carport/garage (Resubmission of approval PL/21/1981/FA)

Peppers House 119 Wycombe Road Prestwood Buckinghamshire HP16 0HN

Ref. No: PL/24/2043/FA | Validated: Thu 04 Jul 2024

GMPC No Objection to the

reapplication.

10. Notification under the Electronic Communications Code Regulations of the intention to use permitted development rights to install 3 replacement antenna and ancillary radio equipment at existing lattice mast, installation of 1 GPS module onto existing gantry pole and ancillary equipment thereto.

Land at Rook Wood Frith Hill Great Missenden Buckinghamshire

Ref. No: PL/24/2284/UA | Validated: Tue 02 Jul 2024

GMPC No Comment. For information

only

11. Single storey rear conservatory with solid roof.

16 Stevens Close Prestwood Buckinghamshire HP16 0SQ

Ref. No: PL/24/2002/FA | Validated: Mon 01 Jul 2024

GMPC No Objection

12. External air source pump cabinet to side elevation

The Rockery Copes Road Great Kingshill Buckinghamshire HP15 6JE

Ref. No: PL/24/1959/FA | Validated: Thu 27 Jun 2024 | Expiry date: Wed 24 Jul 2024

| Determination date: Thu 22 Aug 2024

GMPC No Objection. The committee

support the letter from the Strategic Environmental Team

13. Replacement agricultural storage building

Collingshanger Farm 100 Wycombe Road Prestwood Buckinghamshire HP16 0HP

Ref. No: PL/24/1931/FA | Validated: Mon 15 Jul 2024

GMPC have concerns about the

increased massing of the replacement barn and how it appears to adversely impact on the street scene.

14. Change of use from informal open space to formal Suitable Alternative Natural Greenspace (SANG) along with associated alterations

Land To The South Of Missenden Abbey High Street Great Missenden Buckinghamshire HP16 0BD
Ref. No: **PL/24/1909/FA** | Validated: Wed 26 Jun 2024 **GMPC Object**

P2024/055 Correspondence:-

- a) **Appeals** - correspondence from Buckinghamshire Council regarding appeal cases – status as at 31st July 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 31st July 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. 31st July 2024 - In progress.

- 3. 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 – DISMISSED- 16th July 24

- b) Buckinghamshire Council by Wednesday 31st July 2024 have submitted a **series of outcomes** of planning applications. See list below.

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

1. 29 Peters Close, Prestwood, Buckinghamshire, HP16 9ET

Two storey side extension following removal of existing single storey side extension, raising of existing porch roof, changes to driveway for additional parking.

GMPC - '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.'

Decision – **Conditional Permission**

Does the proposal impact on biodiversity and green infrastructure? No

Whilst some of the grass to the front of the property will be removed to allow for additional parking, as this is a householder application a biodiversity net gain is not required.

2. Rock Bottom, Nairdwood Lane, Prestwood, Buckinghamshire, HP16 0QL

Single storey front extension with garage conversion

GMPC **11.06.2024 NO OBJECTION** but requests **BNG provisions**.

Officer's response: **Due to recent change in biodiversity enhancement legislation**, household applications (such as this) are no longer required to demonstrate a biodiversity net gain.

Decision: **Refused** on basis of street scene harm.

3. The Bakery 123 High Street Prestwood Buckinghamshire HP16 9EX PL/24/1296/FA

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).

Decision: **Withdrawn**

- 4. 1 Fernside Great Kingshill Buckinghamshire HP15 6HN PL/24/0959/SA
Certificate of lawfulness for proposed 0.91 metre picket fence
GMPC – No Objection**

Decision: **Refused**. Planning permission required and location verified.

General note: GMPC note that a net biodiversity gain is no longer required for single household planning applications, but requires further clarification and information on this subject; is there any provision for ensuring no biodiversity loss in such instances, or at least some degree of equilibrium or sustainability in such cases?

P2024/056 Matters for information

Meeting ended at 8.23pm

Date of Next Meeting – Monday 2nd September 2024 @ 7.30pm

Tracy Georgiades, Deputy Clerk to Great Missenden Parish Council

31st July 2024