



Agenda for the Planning Committee Meeting
Monday 2nd September 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:

P2024/057 Apologies:

P2024/058 Declarations of Interest:

P2024/059 Minutes: Minutes of the meeting held on **Monday 5th August 2024** for signing.

P2024/060 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. Peker has gone out to tender on the **Red Lion Development** with a deadline of 25 August. They will use the High Street because Network Rail are adamant that the Station Approach access is not available until the SANG application and Station Approach have been granted approval. Even if the SANG and Station Approach development are given the go ahead, it seems that it won't be in time to stop the Red Lion development using the High Street for several months.
- 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). No update as at end of August.
- 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. No response end of August.
- 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 and the suggested locations for mitigation planning have been directly sent. He is liaising with Sally Clark, BC Arboriculturist. No response end of August.

- 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. **Broombarne 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 but did not cover the verge damage. GMPC have sent a further letter to Richard Barker, Corporate Communities requesting a response. August 2024 - Nothing so far.
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.
BC responded : It is acknowledged that this is a significant increase, however this is spread over a longer duration of licence. The new fees break down into a figure of £4.80 per week for a business applying for a new licence and £3.36 per week for a business renewing their pavement licence. All businesses that hold a current pavement licence will be able to apply as a renewal, provided that they submit their application before the expiry of their current pavement licence.
6. Response to NPPF consultation: on 6 August government published an open consultation on a revised NPPF, covering issues such as strengthened and increased housing targets and changes to Green Belt policy to encourage building on so-called 'grey belt' land. The deadline for responses is 24 September 2024.

P2024/061 PLANNING APPLICATIONS for consideration

Summary of Applications for Great Missenden Parish validated and up to date as at midday on Wednesday 28th August 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. Garage conversion to residential
14 Stevens Close Prestwood Buckinghamshire HP16 0SQ
Ref. No: PL/24/2598/FA | Validated: Wed 21 Aug 2024 | Status: Registered
Withdrawn: PL/24/1503/SA | Garage conversion with existing garage door replaced with a window and brick infill plus new side access door | 14 Stevens Close Prestwood Buckinghamshire HP16 0S
2. Listed building consent for replacement of single glazed windows with double glazed windows within existing timber frames on NE, NW, SE and SW elevations
Clayton House Green Lane Prestwood Buckinghamshire HP16 0QE
Ref. No: PL/24/2586/HB | Validated: Tue 20 Aug 2024 | Expiry date: 17 September 2024
3. 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/24/2581/CONDA | Validated: Tue 20 Aug 2024 | Expiry date: 17 September 2024
4. Single storey rear infill extension, external alterations including new roof over the rear projection and part garage conversion
High House Ballinger Road South Heath Buckinghamshire HP16 9QJ
Ref. No: PL/24/2568/FA | Validated: Mon 19 Aug 2024 | Expiry date: 17 September 2024
5. Certificate of Lawfulness for proposed single storey front extension to create a front porch with roof lights in the existing roof over

7 Wrights Lane Prestwood Buckinghamshire HP16 0LH

Ref. No: PL/24/2537/SA | Validated: Mon 19 Aug 2024 | Status: Registered

6. Erection of a new garage, demolition of existing double garage

The Gables Pankridge Drive Prestwood Buckinghamshire HP16 9BZ

Ref. No: PL/24/2540/FA | Validated: Tue 20 Aug 2024 | Status: Registered

7. Change of use of shop (Class E (a)) to residential (Class C3)

The Pears 2 Church Street Great Missenden Buckinghamshire HP16 0AX

Ref. No: PL/24/2514/FA | Validated: Wed 14 Aug 2024 | Status: Registered

8. Erection of an oak framed garage replacing existing garage

Orchard House Nairdwood Lane Prestwood Buckinghamshire HP16 0QH

Ref. No: PL/24/2493/FA | Validated: Fri 09 Aug 2024 | Status: Registered

9. Single storey side extension to replace garage with new roof extending over the front porch demolition of existing conservatory and replacement with traditional built single storey sunroom, an additional window to the front elevation.

41 Honorwood Close Prestwood Buckinghamshire HP16 9HJ

Ref. No: PL/24/2453/FA | Validated: Thu 08 Aug 2024 | Expiry date: 3 September 2024

10. Single storey flat roofed rear extension

130 Wycombe Road Prestwood Buckinghamshire HP16 0HN

Ref. No: PL/24/2426/FA | Validated: Thu 08 Aug 2024 | Expiry date: 3 September 2024

11. Single storey front and side extensions; front porch canopy; alterations to roof, windows and doors; upgrade and over cladding of existing house and conversion of garage and outbuildings to habitable accommodation. Alterations to internal layout. Rear terrace with pool and canopy

Oaktrees Wood Lane South Heath Buckinghamshire HP16 0RB

Ref. No: PL/24/2278/FA | Validated: Tue 23 Jul 2024 | Determination date: 17 September 2024

12. Two storey rear extension, replacement of flat roof to pitched on ground floor and garage, extension of driveway and changes to windows and doors.

Tinkers Roost Stag Lane Great Kingshill Buckinghamshire HP15 6EW

Ref. No: PL/24/2266/FA | Validated: Tue 30 Jul 2024 | Status: Registered

13. Work to trees in accordance with a submitted schedule (SBDC TPO 18 of 1989)

The Rectory 2 Pinewood Close Iver Heath Buckinghamshire SL0 0QS

Ref. No: PL/24/2428/TP | Validated: Mon 05 Aug 2024 | Determination date: 30 September 2024

14. PL/24/2612/CONDA

Holly Hatch Cottage Nags Head Lane Great Missenden Buckinghamshire HP16 0HD

Ref. No: PL/24/2612/CONDA | Validated: Thu 22 Aug 2024 | Determination date: 17 October

P2024/062 Correspondence:-

- a) **Appeals** - correspondence from Buckinghamshire Council regarding appeal cases – status as at 28th August 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 28th August 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 - In progress 28th August 2024

- b) Buckinghamshire Council by Wednesday 28th August 2024 have submitted a **series of outcomes** of planning applications. See list below.

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

1. 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 | Status: Conditional Consent

2. 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 | Status: Conditional Approval

While GMPC's objection is mentioned approval is given because the garage is too small to be considered a parking space and as parking spaces are based on bedrooms, and no bedroom is being added the existing parking position does not change.

3. 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 | Status: Refused

GMPC No objection.

Case Officer's decision: The application site is located in a semi-rural area, characterised by its green landscape, abundance of trees and proximity Atkins's Wood and Hobbshill Wood - both ancient woodlands. The proposed works will demolish an existing stable in a location where bats, barn owls, breeding birds and other protected species are likely to nest or roost. The applicant has failed to submit a preliminary ecological survey or any bat survey.

It is understood that Swallows Barn and the stable block (proposed for demolition) were once part of neighbouring Thimble Farm Cottage (a Grade II listed building) and had been used as ancillary building for the cottage. The applicant was advised of this by the Council during the pre-application advice period and was warned that they [the applicant] would be required to carry out an investigation and assessment to establish whether or not the building is curtilage listed. As noted within Section 1(5) of Planning (Listed Building and Conservation Area) Act 1990 and reaffirmed by Historic England in their Advice Note 10 titled 'Listed Building and Curtilage', curtilage listed buildings are afforded the same level of protection as the principal listed building.

4. 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 | Status: Conditional permission

Great Missenden Parish Council "No objection" received on 11.07.2024 stating that :

"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"

Case Officer's report:

In terms of parking provision, I note that the number of habitable rooms would increase from 6 to 7. As per the Buckinghamshire Countywide Parking Guidance, the site would fall under a Zone C location, and as such 3 parking spaces per dwelling are required for optimum parking provision. The site plan indicates 2 parking spaces are available at present and does propose changes to this, by adding an additional parking space, however, I note that the existing double garage will be converted to accommodation, however the driveway is 13m depth and 5m width. Therefore, it is considered that the level of parking provided for the development remains appropriate in this instance

5. 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 | Status: Conditional permission

"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."

Case officer comment:

Adequate parking is provided within the plot, in accordance with the Buckinghamshire Parking Standards. The proposed garden room/store outbuilding hereby permitted shall not be occupied at any time other than for purposes incidental to the residential use of the dwelling on the site.

Reason: To ensure proper control and to prevent an undesirable intensification of use in the interests of the character of the area, the amenity of neighbouring properties and parking provision.

6. Application for a certificate of lawfulness of proposed use or development relating to the use of the site as a builders merchant (sui generis).

Land Adjacent To Jewsons Chesham Road Hyde End Buckinghamshire

Ref. No: PL/23/3296/SA | Validated: Mon 30 Oct 2023 | Status: Cert of law for proposed dev/use refuse

The Local Planning Authority is not satisfied that the proposed use of this site as a builders merchant (sui generis) may lawfully be commenced on this planning unit. The proposed use of the site as a builders' merchant (sui generis) constitutes development under Section 55 of the Town and Country Planning Act 1990 (as amended), and express planning permission would be required in order to commence the development described.

7. Demolition of 55A High Street, revised proposals for 1 bed dwelling to the rear of 53 High Street and changes to windows and doors to 53 High Street, creation of new access and erection of 4 dwellings to the rear of 51-55 High Street

51 - 55 High Street Prestwood Buckinghamshire HP16 9EJ

Ref. No: PL/23/3008/FA | Validated: Mon 18 Sep 2023 | Status: Conditional Permission

P2024/063 Matters for information

Date of Next Meeting – Monday 30th September 2024 @ 7.30pm

Tracy Georgiades, Deputy Clerk to Great Missenden Parish Council

28th August 2024