



**Agenda for the Planning Committee Meeting**  
**Monday 30<sup>th</sup> 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:**

**P2024/064 Apologies:**

**P2024/065 Declarations of Interest:**

**P2024/066 Minutes:** Minutes of the meeting held on **Monday 2nd September 2024** for signing.

**P2024/067 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 31<sup>st</sup> 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). BC Planning commented that this application is still pending although there have been previous refusals and a dismissed appeal.
- 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 following up.
- 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. Clerk emailed D Roberts for a September update.

- 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. Because the caravan is temporary, Planning closed the enforcement case in September.
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. SR following up.
5. **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. Responses submitted on 24 September 2024. Thank you to JG.

#### **P2024/068 PLANNING APPLICATIONS for consideration**

**Summary of Applications for Great Missenden Parish validated and up to date as at midday on Wednesday 25th September 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. Convert garage into utility and WC  
**52 Fairacres Prestwood Buckinghamshire HP16 OLE**  
Ref. No: PL/24/2739/FA | Validated: Thu 05 Sep 2024 | Expiry date : Tue 01 Oct 2024  
Determination date: Thu 31 Oct 2024
2. Certificate of lawfulness for proposed construction of single storey rear extension  
**52 Fairacres Prestwood Buckinghamshire HP16 OLE**  
Ref. No: PL/24/2747/SA | Validated: Thu 05 Sep 2024 | | Expiry date: N/A  
Determination date: Thu 31 Oct 2024
3. Garage conversion to habitable space.  
**Horseshoe Cottage Peterley Lane Prestwood Buckinghamshire HP16 OHH**  
Ref. No: PL/24/2675/FA | Validated: Fri 30 Aug 2024 | Expiry date: 25 September 2024  
Determination date: Fri 25 Oct 2024
4. Approval of condition 2 (Archaeology) of planning permission PL/23/1575/FA - Single storey outbuilding attached to replacement shed in rear garden  
**Kingsfield Kings Lane Hampden Bottom Buckinghamshire HP16 9PN**  
Ref. No: PL/24/2881/CONDA | Validated: Fri 20 Sep 2024 | Expiry date: N/A  
Determination date: Fri 15 Nov 2024
5. Single storey rear extension following demolition of conservatory, internal and external fenestration alterations.  
**Eden Rose Green Lane Prestwood Buckinghamshire HP16 OQE**  
Ref. No: PL/24/2622/FA | Validated: Fri 23 Aug 2024 | Expiry date: 19 Sep 2024  
Determination date: Fri 18 Oct 2024.
6. Approval of reserved matters following outline approval PL/23/2685/OA (Outline application for works of demolition and the erection of a two-storey front extension with associated alterations to Holly Hatch Cottage, together with the erection of a detached two-storey

dwelling with access, parking and amenity space) - matters to be considered: scale, appearance and landscaping

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

Ref. No: PL/24/2613/DE | Validated: Thu 22 Aug 2024 | Expiry date: Wed 25 Sep 2024

Determination date: Thu 17 Oct 2024

**P2024/069 Correspondence:-**

b) **Appeals** - correspondence from Buckinghamshire Council regarding appeal cases – status as at 25th September 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 28<sup>th</sup> February 2023.

Reference: APP/X0415/F/23/3336157 – **In progress 25th September 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 25th September 2024**

b) Buckinghamshire Council by Wednesday 25th September 2024 have submitted a **series of outcomes** of planning applications. See list below.

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

**1. Oaktrees Wood Lane South Heath Buckinghamshire HP16 0RB**

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

Ref. No. **PL/24/2278/FA** – Conditional Permission

'**GMPC** does not object, but we propose that a BNG is made. The development encroaches on biodiversity significantly, and we request that where extensive development takes place, that biodiversity net gain is applied.'

**Case Officer:** 'The extensions would not comprise disproportionate additions, when considered cumulatively with any previous additions, and the development therefore complies with Green Belt policy.'

'The application is acceptable, subject to ecological conditions. A Natural England European Protected Species licence is required to proceed with the proposed works. As the application is a householder application it is exempt of mandatory biodiversity net gain requirements. The Council's Ecology Officer recommended a condition requiring ecological enhancements, however, legal advice has stated that the BNG legislation takes precedence and therefore it is not reasonable to request any ecological enhancements on householder applications. It would however be recommended that a condition is imposed, should planning permission be forthcoming, which ensured compliance with the bat mitigation strategy as outlined in the survey report provide'

**2. 1 Abbey Walk Great Missenden Buckinghamshire HP16 0AY**

Front porch, single storey rear extension and infill between existing house and out building.

Ref. No. PL/24/2075/FA - **Refuse Permission**

GMPC – no objection

**Case Officer:** The proposals due to the terracing effect and poor design would not preserve the character and/or appearance of the conservation area and therefore does not comply with section 72 of the Act. NPPF. Furthermore, the terracing effect and poor design proposals would cause less than substantial harm to the significance of the designated heritage asset. Paragraph 208 therefore applies. Paragraph 195/203/205/212 of the NPPF, should also be considered in determining the application.

**Local Plan:** The proposals do not comply with heritage policies in the Local Plan.

**Conclusion:** For the reasons given above it is felt that in heritage terms: That the application does not comply with the relevant heritage policy and therefore unless there are sufficient planning reasons, it should be refused for this reason.

3. Replacement agricultural storage building

**Collingshanger Farm 100 Wycombe Road Prestwood Buckinghamshire HP16 0HP**

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

**GMPC** have concerns about the increased massing of the replacement barn and how it appears to adversely impact on the street scene.

**Heritage Officer:** Summary As the NPPF states, heritage assets are an irreplaceable resource and it is important to conserve them in a manner appropriate to their significance. The application would fail to preserve or enhance the setting of the listed building and therefore would not comply with section 16/66 of the 1990 P(LB&CA) Act. Furthermore the proposals would not conform to the heritage requirements set out in the Section 16 of the NPPF. Consequently, in heritage terms this application is unacceptable.

4. **2A Clare Road Prestwood Buckinghamshire HP16 0NR**

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)

Ref. No: PL/24/1446/VRC | Validated: Wed 29 May 2024 | **Conditional Permission**

**Great Missenden PC** 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."

**Case Officer:** Adequate parking is provided within the plot, in accordance with the Buckinghamshire Parking Standards.

**Impact on biodiversity:** Whilst most planning applications now need to demonstrate a mandatory biodiversity net gain (BNG), one of the exceptions set out in the legislation is section 73 permissions where the original permission which the section 73 relates to was either granted before 12 February 2024 or the application for the original permission was made before 12 February 2024. This applies here, so no BNG is required.

**P2024/070 Matters for information**

**Date of Next Meeting – Monday 4<sup>th</sup> November 2024 @ 7.30pm**

Tracy Georgiades, Deputy Clerk to Great Missenden Parish Council

25th September 2024