



**Minutes for the Planning Committee Meeting**  
**Held at 7.30 pm on**  
**Monday 2<sup>nd</sup> September 2024**  
**Memorial Hall, Great Missenden, Bucks HP16 9AE**

**Meeting commenced:** 7.30 pm

**Public Forum:** None

**Present during the meeting:** Cllrs: J Gladwin, (chaired), V Marshall, L Cook, M Johnstone, S Rhodes, C Bunting, R Pusey, C Bains

**Not Present:** Cllr I Lovegrove

**Also present:** Tracy Georgiades, Deputy Clerk

**P2024/057 Apologies:** Cllrs: I Lovegrove

**P2024/058 Declarations of Interest:** Cllr Pusey re SANG and Missenden Abbey Park

**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 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 OJN**  
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). Clerk to contact M Shires.
- 2.b. **Peterley Corner Farm Wycombe Road Prestwood Buckinghamshire HP16 OHJ.** 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 to followup.

- 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. Clerk to contact D Roberts.
- 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. Clerk will contact enforcement.
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 but did not cover the verge damage. GMPC have sent a further letter to Richard Barker, Corporate Communities requesting a response. SR to write to R Barker.
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. Closed.
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. Link to consultation sent to parish councillors.

#### **P2024/061 PLANNING APPLICATIONS for consideration**

**Summary of Applications for Great Missenden Parish validated and up to date as at midday on Wednesday 28<sup>th</sup> 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 **GMPC does not object.**  
**(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 0SQ)**
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 **GMPC does not object**
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 **GMPC does not object**

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      **GMPC does not object**
  
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      **GMPC does not object**
  
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      **GMPC does not object** to the removal and construction of the garage, but we have concerns regarding removal of the hedge. We would like to see a proposal for a BNG.
  
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      **GMPC agrees with the Heritage Officer.** The change to residential use represents the loss of another shop on Great Missenden High Street and there will be an adverse impact on the vitality of the High Street and future continuity.
  
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      **GMPC does not object**
  
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      **GMPC does not object** and the committee have no problem with the development, but we would ask that Bucks Council ensure that adequate parking is provided.
  
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      **GMPC does not object.** However, the committee request that there is an ecology review and report. The committee notes the neighbour's concerns, and we hope that BC fully investigate.
  
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      **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.
  
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

**GMPC does not object** but there is a loss of lawn and amenity space with the proposed extension which runs the width of the house and therefore we request that BNG is made.

13. 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 **GMPC** would like to comment on the application but the information available makes it impossible to comment on access and layout and therefore the committee cannot support discharge of the condition.

#### **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 28<sup>th</sup> 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 \*\***

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

#### **P2024/063 Matters for information**

**Meeting closed at 8.35 pm**

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

Tracy Georgiades, Deputy Clerk to Great Missenden Parish Council

28th August 2024