



**Agenda for the Planning Committee Meeting**  
**Monday 4<sup>th</sup> November 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:**

**P2024/071 Apologies:**

**P2024/072 Declarations of Interest:**

**P2024/073 Minutes:** Minutes of the meeting held on **Monday 30<sup>th</sup> September 2024** for signing.

**P2024/074 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 PL/24/1909/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. Pekar 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. On 16 October BC Planning issued an **amended red edge to include footbridge at northern end, amended description, relocation of the proposed car park and additional details received about the River Misbourne - PL/24/1909/FA. The Chiltern Society** have commented that the new information does not address the original concerns of the Society. GMPC agree. **The expiry date for the amendment is 5 November.**
  
- 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. BC have since agreed to open an enforcement case against the brick barn called Harji Manor Farm and the GMPC response tbc: "the development on site has an ever-increasing residential appearance (indeed from the outset) and we urge an officers visit."
  
- 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. Ms Penney has reported that the farm at Peterley Corner has been investigated twice. The council's response to be agreed as per SR request.

- 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. Dave Roberts has contacted the Highways Local Area Technician and a new location has been proposed Heath End Road because of service and pipes under Kiln Road. Obviously, this location is further away from Greenlands Lane. Is this acceptable?
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 caused during this development. Further damage to the lane is apparent. ES/23/00557/OPHH is investigating, and an enforcement will be served on the property for removal of the gates to the front elevation effective 1 December. However, the owner can appeal delaying enforcement.

#### **P2024/075 PLANNING APPLICATIONS for consideration**

**Summary of Applications for Great Missenden Parish validated and up to date as at midday on Wednesday 30th October 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. Single storey side extension  
**Stoke Cottage Village Road Ballinger Buckinghamshire HP16 9LQ**  
Ref. No: PL/24/3277/FA | Validated: Fri 25 Oct 2024 | Expiry date: Tue 19 November 2024
2. 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/24/3271/FA | Validated: Mon 28 Oct 2024 | Expiry date: Tue 19 November 2024
3. Listed building consent for formation of lightweight partitions to separate shop unit and residential to form independent shop unit. Formation of welfare facilities within shop unit requiring drainage and ventilation pipework. Underlining of existing ceiling within retail unit to create fire and sound separation. Provision of new utility services to existing dwelling  
**2 Church Street Great Missenden Buckinghamshire HP16 0AX**  
Ref. No: PL/24/3228/HB | Validated: Tue 22 Oct 2024 | Expiry date: Tue 19 November 2024
4. G15335 poplar - pollard and fell (TPO/1952/010)  
**Cottage Farm Aylesbury Road Great Missenden Buckinghamshire HP16 9LS**  
Ref. No: PL/24/3207/TP | Validated: Mon 21 Oct 2024 | Expiry date: Thu 14 Nov 2024
5. T4957 ash - fell; G9139 3 sycamores - re-pollard back to previous pollard points (TPO/1946/002) **Chalkdell Cottage Frith Hill Great Missenden Buckinghamshire HP16 9QE**  
Ref. No: PL/24/3206/TP | Validated: Mon 21 Oct 2024 | Expiry date: Thu 14 Nov 2024
6. Single storey rear extension and internal alterations  
**28 Church Street Great Missenden Buckinghamshire HP16 0AZ**  
Ref. No: PL/24/3196/FA | Validated: Mon 21 Oct 2024 | Expiry date: Fri 22 Nov 2024  
Determination date: Mon 16 Dec 2024

7. Listed building consent for single storey rear extension and internal alterations  
**28 Church Street Great Missenden Buckinghamshire HP16 0AZ**  
 Ref. No: PL/24/3197/HB | Validated: Fri 18 Oct 2024 | Expiry date: Fri 22 Nov 2024  
 Determination date: Mon 13 Dec 2024
  
8. Non material amendment to planning permission PL/23/1680/FA (Elevational alterations to existing ancillary residential outbuilding) to allow for wider front door, additional front window and glazed side door in place of solid door  
**Little Close 82 High Street Great Missenden Buckinghamshire HP16 0AN**  
 Ref. No: PL/24/3133/NMA | Validated: Mon 14 Oct 2024 | Expiry: N/A  
 Determination date; Mon 11 Nov 2024
  
9. Application for permission in principle for demolition of existing dwelling and erection of a minimum of 3 and a maximum of 3 dwellings with all associated landscaping and access works  
**Greenhaven Spurlands End Road Great Kingshill Buckinghamshire HP15 6HY**  
 Ref. No: PL/24/3136/PIP | Validated: Tue 15 Oct 2024 | Expiry date: Wed 6 November 2024  
 Determination date: Tue 19 Nov 2024
  
10. Timber Orangery  
**Hampden Farm Greenlands Lane Prestwood Buckinghamshire HP16 9QX**  
 Ref. No: PL/24/3097/FA | Validated: Mon 14 Oct 2024 | Expiry date: Tue 5 November 2024
  
11. Listed building consent for timber orangery  
**Hampden Farm Greenlands Lane Prestwood Buckinghamshire HP16 9QX**  
 Ref. No: PL/24/3098/HB | Validated: Mon 14 Oct 2024 | Expiry date: Tue 5 November 2024
  
12. Certificate of lawfulness for proposed single storey rear/side utility room extension  
**Single Oak Kiln Road Prestwood Buckinghamshire HP16 9DH**  
 Ref. No: PL/24/3038/SA | Validated: Thu 03 Oct 2024 | Expiry: N/A  
 Determination date: Thu 28 Nov 2024
  
13. First floor side extension over approved single storey side extension, single storey rear extension with flue, new canopy over front entrance door, solar panels on existing and proposed roof slopes  
**Mayhill 30 Upper Hollis Great Missenden Buckinghamshire HP16 9HP**  
 Ref. No: PL/24/2985/FA | Validated: Fri 04 Oct 2024 | Expiry date: Tue 29 October 2024
  
14. T1 cherry - crown reduction to previous pollard points removing approx. 2m of end growth. (Great Missenden Conservation Area)  
**Old Town Farm Great Missenden Buckinghamshire**  
 Ref. No: PL/24/2969/KA | Validated: Thu 26 Sep 2024 | Status: Registered
  
15. Construction of 5 bespoke residential dwellings (3no. three bedroom, 1no. four bedroom and 1no. five bedroom) following the demolition and removal of the existing equestrian buildings and hard standing. New vehicular access.  
**Deep Mill Farm Equestrian Centre Hyde Lane Little Kingshill Buckinghamshire HP16 ORE**  
 Ref. No: PL/24/2921/FA | Validated: Thu 10 Oct 2024 | Expiry date: **Tue 5 November 2024**
  
16. Variation of condition 9 (approved plans) of planning permission PL/23/0809/FA (Two storey side and single storey rear extensions, front porch canopy, erection of detached garage, formation of drive and vehicular access) to allow minor amendment to single storey rear extension roof. **1 Ivy Cottage London Road Little Kingshill Buckinghamshire HP16 0DG**

Ref. No: PL/24/2629/VRC | Validated: Fri 27 Sep 2024 | **Expiry date: Tue 22 October 2024**  
**Determination date: Wed 22 Nov 2024**

17. Removal of single storey rear extension and erection of part two storey / part single storey rear extension

**Warren Acre 64 High Street Prestwood Buckinghamshire HP16 9EN**

Ref. No: PL/24/2822/FA | Validated: Wed 18 Sep 2024 | **Expiry date: Tue 22 October 2024**

**Determination date: Wed 13 Nov 2024**

**P2024/076 Correspondence:-**

b) **Appeals** - correspondence from Buckinghamshire Council regarding appeal cases – status as at 30th October 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 30th October 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 30th October 2024**

b) Buckinghamshire Council by Wednesday 30th October 2024 have submitted a **series of outcomes** of planning applications. See list below.

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

**1. The Pears 2 Church Street Great Missenden Buckinghamshire HP16 0AX**

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

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

'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.'

**Case Officer:** It is considered there is insufficient evidence to conclude that the Class E unit is unviable or that it is undesirable as a stand-alone unit, separate from the wider residential dwelling. The proposal therefore fails to comply with Policy S13 of The Chiltern Local Plan (including alterations 1 September 2001) Consolidated September 2007 and November 2011 and the provisions of the NPPF which seek to ensure the vitality of town centres. Specifically, Paragraph 90 of the NPPF states that planning policies should retain and enhance existing markets whilst Paragraph 97 states that decisions should ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community. In addition, the loss of this active shop front would, on this important pivotal corner, be a loss to the vitality of the Conservation Area which would have a negative impact on the character and appearance of the area. Change of uses from commercial to residential are having a deadening effect on the street scene and are further isolating remaining commercial units in the town centre. Without there being sufficient evidence to support the lack of commercial viability or interest in the commercial unit as a standalone unit, it is considered that the proposal would result in harm to the character of the Conservation Area and would erode the vitality of the town centre. This would be contrary to

Chapter 16 of the NPPF and Policies CA1 and CA3 of The Chiltern Local Plan (including alterations 1 September 2001) Consolidated September 2007 and November 2011.

**2. The Gables Pankridge Drive Prestwood Buckinghamshire HP16 9BZ**

Erection of a new garage, demolition of existing double garage  
PL/24/2540/FA | Conditional Permission

"No objection" received on 10.09.2024, **Parish** have concerns regarding the removal of the hedge and would like to see a proposal for a BNG.

**OFFICER NOTE** - Householder Development is exempt from the requirement to secure a net gain in biodiversity.

The consultation with the tree officer has confirmed that the revised plans for the development are acceptable. Initially, the original plans indicated the removal of the hedge situated behind the garage on the boundary with the allotments. However, the newly submitted plans now depict the proposed garage positioned slightly further from this boundary compared to the existing garage, with the boundary hedge retained. Although there will be some minor loss of shrubs along the boundary adjacent to the footpath, the application is deemed acceptable from an arboricultural perspective.

**3. Spinfield House 9 Over Hampden Prestwood Buckinghamshire HP16 9DZ**

Part single storey, part two storey front extension and additional window to existing side elevation  
Ref. No: PL/24/1624/FA | Validated: Tue 28 May 2024 | Status: Conditional Permission

'**GMPC** has no objection, but we ask that BC ensure that parking is provided commensurate with a five bedroom house

**CASE OFFICER:** The number of parking spaces serving the property is not deficient as a result of the proposed development. Adequate parking is provided within the plot, in accordance with the Buckinghamshire Parking Standards.

**4. Clayton House Green Lane Prestwood Buckinghamshire HP16 0QE**

Replacement of single glazed windows with double glazed windows within existing timber frames on NE, NW, SE and SW elevations.

Ref. No: PL/24/1349/FA | Validated: Tue 30 Apr 2024 | Status: Conditional Permission

"**GMPC** is concerned by the lack of Listed Building consent but will defer to the Heritage Officer. No objection."

**CASE CONSULTATIONS** Council's Heritage Officer Received 24th May 2024 - LBC application and heritage statement is required. Council's Heritage Officer Received 5th September 2024 - No objections, subject to conditions.

**P2024/077 Matters for information**

**Date of Next Meeting – Monday 2<sup>nd</sup> December 2024 @ 7.30pm**

Tracy Georgiades, Deputy Clerk to Great Missenden Parish Council

30th October 2024