



Minutes for the Planning Committee Meeting
Held at 7.30 pm on
Monday 30th September 2024
Parish Meeting Room, Great Missenden, Bucks HP16 9AE

All members of the planning committee are hereby summoned to attend for the purpose of considering and resolving upon the business to transacted below.

Meeting commenced: 7.30 pm

Public Forum: None

Present during the meeting: Cllrs: I Lovegrove (chair), J Gladwin, V Marshall, S Rhodes, C Bunting, R Pusey

Also present: Tracy Georgiades, Deputy Clerk

P2024/064 Apologies: Cllrs: L Cook, C Bains, M Johnstone

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 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. 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. There has been no change on this application. However, a SANG has been updated to include as nature bank, meaning if a council cannot find a SANG site it can use a nearby site or locate a SANG in another place.
- 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.

3. **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 emailed D Roberts for a September update and will request a response in October.
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 in October.
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 who completed the response.

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 0LE
Ref. No: PL/24/2739/FA **GMPC does not object** but with the loss of the garage the committee would request that parking is checked by Bucks Council and because there is not sufficient information on the site plan. Please could the council consider whether the vision splays and off street parking spaces are sufficient to allow safe vehicular ingress and egress, in forward gear along with safe manoeuvring within the site. This should be considered in the context and location of the dwelling and amenity of neighbours and/or highway users.
2. Certificate of lawfulness for proposed construction of single storey rear extension
52 Fairacres Prestwood Buckinghamshire HP16 0LE
Ref. No: PL/24/2747/SA **GMPC does not object** but there is impact on the garden.
3. Garage conversion to habitable space.
Horseshoe Cottage Peterley Lane Prestwood Buckinghamshire HP16 0HH
Ref. No: PL/24/2675/FA **GMPC does not object** but with the loss of the garage the committee would request that parking is checked by Bucks Council to ensure that there is enough residual parking.
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 **GMPC does not object**

5. Single storey rear extension following demolition of conservatory, internal and external fenestration alterations.

Eden Rose Green Lane Prestwood Buckinghamshire HP16 0QE

Ref. No: PL/24/2622/FA

GMPC does not object.

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

GMPC does not object but

Highways state that 8 habitable rooms would require 4 parking spaces to be provided and only 3 spaces are provided per cottage on the site block plan.

P2024/069 Correspondence:-

- a) **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 28th 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 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.

P2024/070 Matters for information

The Laurel House, Broombar Lane, Great Missenden, Bucks HP16 9JD

Alleged breach of conditions 6 (means of enclosure) and 11 (TPP) of PL/19/4163/FA

Laurel House is one of the houses on the Chestnut House redevelopment.

Chestnut House Broombar Lane Great Missenden Buckinghamshire HP16 9JD PL/19/4163/FA

Redevelopment of site to provide 2 detached dwellings with vehicular access, associated hardstanding, landscaping and car parking.

It was noted at the committee meeting that a Great Missenden resident requested an Enforcement case be raised with Planning against the removal of the hedgerow at The Laurels, Broombar Lane. The hedgerow was meant to be retained, Condition 6.

The Enforcement Case Number: ES/24/00473/BOC

Date of Next Meeting – Monday 4th November 2024 @ 7.30pm

Tracy Georgiades, Deputy Clerk to Great Missenden Parish Council

1st October 2024