



Agenda for the Planning Committee Meeting

Monday 2ND December 2024

At 7.30 pm in the Parish Room of the Parish Office,
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:

P2024/078 Apologies:

P2024/079 Declarations of Interest:

P2024/080 Minutes: Minutes of the meeting held on **Monday 4th November 2024** for signing.

P2024/081 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 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.

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 "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.

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. 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. The planning committee confirmed that they want the location to Kiln Road and this has been passed to BC Local Area Technician

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. ES/23/00557/OPHH is investigating, and 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.

P2024/082 PLANNING APPLICATIONS for consideration

Summary of Applications for Great Missenden Parish validated and up to date as at midday on Wednesday 27th 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. Work to trees in accordance with a submitted schedule (Great Missenden Conservation Area)
Elmhurst High Street Great Missenden Buckinghamshire HP16 9AA
Ref. No: PL/24/3546/KA | Validated: Tue 19 Nov 2024 | Expiry date: Mon 16 Dec 2024
2. Variation of conditions 2 (materials) and 3 (approved plans) of planning permission PL/24/2622/FA (Single storey rear extension following demolition of conservatory, internal and external fenestration alterations) to allow changes to materials
Eden Rose Green Lane Prestwood Buckinghamshire HP16 0QE
Ref. No: PL/24/3481/VRC | Validated: Wed 13 Nov 2024 | Expiry date: 17 Dec 2024
3. Construction of detached double garage
Peterley Wood Farm Barn Peterley Lane Prestwood Buckinghamshire
Ref. No: PL/24/3475/FA | Validated: Wed 13 Nov 2024 | | Expiry date: 17 Dec 2024
4. Change of use to residential with internal layout and fenestration alterations
53 High Street Prestwood Buckinghamshire HP16 9EJ
Ref. No: PL/24/3441/FA | Validated: Mon 11 Nov 2024 | Expiry date: Wed 11 Dec 2024
5. Replacement agricultural storage building
Collingshanger Farm 100 Wycombe Road Prestwood Buckinghamshire HP16 0HP
Ref. No: PL/24/3234/FA | Validated: Mon 28 Oct 2024 | Expiry date s: Fri 06 Dec 2024

P2024/083 Correspondence:-

a) **Appeals** - correspondence from Buckinghamshire Council regarding appeal cases – status as at 27th November 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 27th November 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 27th November 2024

- b) Buckinghamshire Council by Wednesday 27th November 2024 have submitted a **series of outcomes** of planning applications. See list below.

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

1. Single storey flat roofed rear extension.

130 Wycombe Road Prestwood Buckinghamshire HP16 0HN

Ref. No: PL/24/2426/FA | Validated: Thu 08 Aug 2024 | Decided: Conditional permission

"**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."

Case Officer:

Would the privacy of adjoining properties be adversely affected?

No windows are proposed that would afford significant overlooking or loss of privacy to neighbouring properties.

Are the light levels enjoyed by neighbours significantly reduced, with regard to the Council's guidance?

Given the relationship to neighbouring properties, no additional significant loss of light is likely to occur as a result of the proposed works.

Is the proposal of a size and siting that would be overbearing in appearance to the neighbours?

No
By reason of the scale of the proposed works and the relationship to the neighbouring properties, the scheme would not appear visually intrusive or overbearing when viewed from neighbouring properties.

Does the proposal impact on biodiversity and green infrastructure?

No
Householder developments are exempt from the recent mandatory provisions to provide a Biodiversity Net Gain. The comments raised by the occupant of the neighbouring property in this regard are noted. However, given the nature of the proposal, no objections are raised.

Notwithstanding this, given the site is in proximity to 'Holy Trinity Churchyard', which is a Local Wildlife Site, it would be pertinent to include informatives as part of any conditional planning permission, should that be forthcoming, to advise the applicant to appropriately consider any measures to be undertaken in respect of any local wildlife. The comments in respect of trees and hedges have no bearing on the assessment of this application.

Are there any other relevant planning issues that need to be considered?

No
Given the comments received and the proposed extension running along the shared boundary, it would be pertinent to include an informative to advise the applicant of the need for any consent(s) to be obtained prior to undertaking any works on neighbouring land.

P2024/084

Matters for information

Date of Next Meeting – Monday 6th January 2025 @ 7.30pm

Tracy Georgiades, Deputy Clerk to Great Missenden Parish Council

27th November 2024