



## Minutes for the Planning Committee Meeting

Held at 7.30 pm on

Monday 4th November 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: J Gladwin (chair), C Bunting, R Pusey, M Johnstone, L Cook

Also present: Tracy Georgiades, Deputy Clerk

P2024/071 Apologies: Cllrs: I Lovegrove, C Bains, S Rhodes, V Marshall

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. The Parish added an objection on 4 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 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. Ms Penney has reported that the farm at Peterley Corner has been investigated twice. **JG will follow 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. 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. The Heath End Road proposal is not acceptable to the committee as we want replacement trees in Prestwood not Great Kingshill. We want the location to mitigate loss in Prestwood. The location should be in Greenlands Lane or Kiln Common.
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 causes during this development. Further damage to the lane is apparent. ES/23/00557/OPHH served on 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 **GMPC does not object.**
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 **GMPC support the Heritage Officer's comments and does not object.**
3. Listed building consent for formation of lightweight partitions to separate shop unit and residential to form an 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 **GMPC does not object.**
4. G15335 poplar - pollard and fell (TPO/1952/010)  
**Cottage Farm Aylesbury Road Great Missenden Buckinghamshire HP16 9LS**  
Ref. No: PL/24/3207/TP  
Whilst GMPC is unable to object to the felling of trees under the HS2 act, we would like to take the opportunity to voice our view that we recognise the climate and ecological crisis, and that mature trees are vital for resilience and slowing the impacts of climate change.

We understand that often circa 2000 species are using the habitat of a tree, and particularly in the Chilterns, they are essential feeding grounds for red listed species. We recognise and support the ethos that when a tree is dying or damaged, it does not specifically need to follow that it is felled, trees can be made safe and enabled to continue to add biodiversity benefit.

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

Whilst GMPC is unable to object to the felling of trees under the HS2 act, we would like to take the opportunity to voice our view that we recognise the climate and ecological crisis, and that mature trees are vital for resilience and slowing the impacts of climate change.

We understand that often circa 2000 species are using the habitat of a tree, and particularly in the Chilterns, they are essential feeding grounds for red listed species. We recognise and support the ethos that when a tree is dying or damaged, it does not specifically need to follow that it is felled, trees can be made safe and enabled to continue to add biodiversity benefit.

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 GMPC defers to the Heritage Officer and **does not object.**

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 **GMPC does not object.**

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 **GMPC does not object.**

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 **GMPC objects** based on
- i) over development in terms of scale and the number of proposed properties on the site rising to five
  - ii) an adverse impact on the street scene because of frontage width building height
  - iii) mature tree and wildlife habitat loss and
  - iv) Insufficient accurate and factual information.

10. Timber Orangery  
**Hampden Farm Greenlands Lane Prestwood Buckinghamshire HP16 9QX**  
Ref. No: PL/24/3097/FA **GMPC does not object.**

11. Listed building consent for timber orangery  
**Hampden Farm Greenlands Lane Prestwood Buckinghamshire HP16 9QX**  
Ref. No: PL/24/3098/HB **GMPC does not object.**

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 **GMPC does not object.**
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 **GMPC object** due to the impact on neighbours. We note already called in by Cllr P Martin, BC. We object and repeat our request to Bucks Council to ensure that the proposal for the property and landscape does not harm existing amenity value eg privacy of other properties by removing existing hedges.
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 | **Decided : TPO shall not be made**
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 GMPC object on the grounds of  
 i) access onto a very narrow lane close to a dangerous corner  
 ii) lack of public transport and amenities.  
 It will also need a SANG. The Parish will **CALL IN** should the officer recommend approval
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 ODG**  
 Ref. No: PL/24/2629/VRC **GMPC does not object.**
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 **GMPC does not object.**

**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**

- c) Buckinghamshire Council by Wednesday 30th October 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.

**P2024/077 Matters for information**

**Meeting closed at 8.30 pm**

**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