



## Minutes for the Planning Committee Meeting

Held at 7.30 pm on

Monday 2<sup>nd</sup> December 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: L Cook (chair), C Bunting, R Pusey, M Johnstone, V Marshall**

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

**P2024/078 Apologies: Cllrs: I Lovegrove, C Bains, J Gladwin**

**P2024/079 Declarations of Interest:**

**P2024/080 Minutes: Minutes of the meeting held on Monday 4<sup>th</sup> 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 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.

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.

**December 2024 - no further information.**

**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."

**December 2024 – clerk will ask BC for an enforcement update.**

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 and BC is satisfied. The committee defers to the enforcement team.**

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.

**December update:** Dave Roberts has said that he will speak to his Highways Liaison Manager and see what we need to do now to move this on for planting season.

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 and 3 months to comply. However, the owner can appeal delaying enforcement by 1 December 2024.

#### **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 **GMPC does not object.**
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 **GMPC does not object.**
3. Construction of detached double garage  
**Peterley Wood Farm Barn Peterley Lane Prestwood Buckinghamshire**  
Ref. No: PL/24/3475/FA **GMPC objects on the basis that:**
  - i) The plans are unclear in terms of location and placement of the garages
  - ii) The committee feel unable to comment.

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 **GMPC objects because:**
- i) there is inadequate parking for residential use and
  - ii) the change to residential use represents the loss of another shop on Prestwood High Street and there will be an adverse impact on the vitality of the High Street and future continuity.
5. Replacement agricultural storage building  
**Collingshanger Farm 100 Wycombe Road Prestwood Buckinghamshire HP16 0HP**  
 Ref. No: PL/24/3234/FA **GMPC objects because of:**
- i) Size and mass of the replacement building
  - ii) Ecology: loss of species habitats
  - iii) The proximity to the road, building on the boundary
  - iv) Visual amenity loss
  - v) Proximity to a grade II Listed Barn and
  - vi) Because of the industrialization of a character heritage farm in the natural landscape.

**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 28<sup>th</sup> 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 \*\***  
 The update of planning application outcomes was accepted by the committee.

**P2024/084 Matters for information**

**Ardwick Lodge, Potters Row PL/22/2486/FA (PL/21/1258/FA withdrawn)** was discussed because of a resident's request to investigate when the clearance of land nearby would be restored for the benefit of many different wildlife species that inhabit the pond nearby. MJ will speak to owners.

**Close time: 7:58 pm**

**Date of Next Meeting – Monday 6<sup>th</sup> January 2025 @ 7.30pm**

Tracy Georgiades, Deputy Clerk to Great Missenden Parish Council 4<sup>th</sup> December 2024