



Agenda for the Planning Committee Meeting

Monday 6th January 2025

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:

P2025/01 Apologies:

P2025/02 Declarations of Interest:

P2025/03 Minutes: Minutes of the meeting held on **Monday 2nd December 2024** for signing.

P2024/04 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**. 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.

In 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 and GMPC have commented that the new information does not address the original concerns of the Society.

December 2024 – no further information.

2. 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 on 14 November 2022 because it is in the Green Belt & ANOB. Currently there is an enforcement case against the Harji Manor brick barn although the application is still pending despite previous refusals and a dismissed appeal.

3. PL/22/2667/FA Orchard End Greenlands Lane – oak tree and tree protection – mitigation measures offered on Kiln Road by Bucks Council for the felling of an oak tree. We are waiting on a start date from the Highways 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 caused during this development. Effective 1 December, ES/23/00557/OPHH was served on the property to remove the gates to the front elevation.

5. Consultation for proposed changes to the statutory management plan for the Chilterns National Landscap from 16 December 2024 to 3 February 2025. – Circulation of the Consultation to the planning committee by email.

All National Landscapes are required to prepare a management plan which formulates their policy for the management of the landscape and their functions in relation to it. In the Chilterns it is prepared by the **Chilterns Conservation Board**. The plan usually runs for 5 years, but the current management plan was extended by a year to the end of March 2025 on the direction of the Secretary State.

P2025/05 PLANNING APPLICATIONS for consideration

Summary of Applications for Great Missenden Parish validated and up to date as at midday on Monday 30th December 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 (Conservation Area: Great Missenden)
Missenden Abbey High Street Great Missenden Buckinghamshire HP16 0BD
Ref. No: PL/24/3826/KA | Validated: Thu 12 Dec 2024 | Expiry : Mon 6 Jan 2025
2. Construction of a 3 bed dwelling to be attached to the existing dwelling.
29 Peters Close Prestwood Buckinghamshire HP16 9ET
Ref. No: PL/24/3639/FA | Validated: Wed 27 Nov 2024 | Expiry : Tue 7 Jan 2025
3. Variation of condition 2 (materials) and 4 (approved plans) of planning permission PL/24/1023/FA (Single storey rear and front extensions, loft conversion with new rear roof, rear dormers and roof lights) to allow change of wall materials from brick to render to part of front and sides and timber/timber look vertical cladding to porch and rear; windows from to match existing to dark (black) coloured frames; and roof from red tiles to grey tiles. Relocation of rooflights and ground floor side window. Open for comment icon
Red Roofs Spurlands End Road Great Kingshill Buckinghamshire HP15 6HX
Ref. No: PL/24/3462/VRC | Validated: Mon 02 Dec 2024 | Expiry: Wed 25 Dec 2025
4. Work to trees in accordance with a submitted schedule (TPO/1949/010)
Chiltern Way Federation Prestwood Campus Nairdwood Lane Prestwood Buckinghamshire HP16 0QQ
Ref. No: PL/24/3625/TP | Validated: Tue 26 Nov 2024 | Expiry: Wed 25 Dec 2025
5. Proposed access gates, fencing and additional hardstanding
Brevity Farm Nags Head Lane Great Missenden Buckinghamshire HP16 0HQ
Ref. No: PL/24/3640/FA | Validated: Wed 27 Nov 2024 | Expiry date: Wed 8 Jan 2025
6. T1 beech - crown reduction of 2m (TPO/2024/006 Open for comment icon)
Seymour Cottage Kiln Road Prestwood Buckinghamshire HP16 9DH
Ref. No: PL/24/3781/TP | Validated: Tue 10 Dec 2024 Expiry date: Mon 13 Jan 2025

P2025/06 Correspondence:-

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

3. **1 - 2 and 3 Well Cottages Village Road Ballinger Buckinghamshire HP16 9LE**
Amalgamation of two residential dwellings to form single residential dwellings.
Reference: APP/N0410/W/24/3355950 – An Appeal against refusal – start date 3 Dec 2024

- b) Buckinghamshire Council by Wednesday 30th December 2024 have submitted a **series of outcomes** of planning applications. See list below.
****ONLY DECISIONS OF INTEREST LISTED ****

1. 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
PL/24/2985/FA REFUSED

Parish Council: "Due to the impact on neighbours. We note already called in by Cllr PMartin, 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 e.g. privacy of other properties by removing existing hedges."

CALL IN Cllr Martin originally requested the application be referred to the Planning Committee if the Case Officer's recommendation is for approval. However this was later withdrawn, so the application can be determined under delegated powers.

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

No

Given the scale of the proposed works and their relationship to neighbouring properties, the scheme would not appear visually intrusive or overbearing when viewed from adjacent residences. Although the extension would extend closer to the common boundary, it remains sufficiently distant from the neighbouring dwelling to limit its visual impact. Whilst clearly visible, it would not be possible to substantiate a refusal on the grounds of it appearing intrusive or overbearing from this distance. The neighbouring dwelling is set back more than 30 metres from the boundary. Therefore, it is considered that the proposed works will have an acceptable impact on the adjacent property and will not appear overbearing when viewed from this dwelling.

RECOMMENDATION: Refuse permission For the following reasons:-

The site is close to open countryside and woodlands and there are many trees nearby. The proposal includes substantial works to the roof of the dwelling in an area where there are likely to be bats, which are a protected species. The applicant has not submitted a Preliminary Roost Assessment (PRA) to assess the suitability of the building for bats. Without adequate survey information it is not possible to assess the impacts of the development on any potential protected species and thus meet the requirements of the NPPF. As such, there is insufficient information to demonstrate that the proposal would conserve and enhance biodiversity and the proposal is therefore contrary to Policy NC1 of The Chiltern Local Plan 1997 (including alterations 1 September 2011) Consolidated September 2007 and November 2011; Policy CS24 of The Core Strategy for Chiltern District, Adopted November 2011; Section 15 of the National Planning Policy Framework (2023); and The Conservation of Habitats and Species Regulations 2017 (as amended).

2. Convert garage into utility and WC

52 Fairacres Prestwood Buckinghamshire HP16 0LE PL/24/2739/FA CONDITIONAL PERMISSION TOWN/PARISH COUNCIL 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.

Is the number of parking spaces serving the property deficient as a result of the proposed development? **No**

Although the proposal includes the loss of a garage, it is considered that the garage does not meet the requirements of the Buckinghamshire Parking Standards and so cannot be considered as a useable parking space. Accordingly the proposal would not result in a net loss of parking spaces and it cannot be considered reasonable to request further car parking on site.

3. **PL/24/3206/TP** | 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

PARISH COUNCIL 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.

The Parish Council's comments are noted but the site is outside the area covered by the HS2 Act and the only tree proposed for felling is a small young ash that is likely to collapse in the near future.

CONDITIONAL PERMISSION

The tree surgery hereby approved shall not exceed the specification in the schedule of work that was submitted as part of the application. Reason: To maintain, as far as possible, the amenity value of the trees and the special character of the area which were the reasons for the making of the Tree Preservation Order, and in accordance with Policy TW2 of The Chiltern Local Plan Adopted 1 September 1997 (including alterations adopted 29 May 2001) Consolidated September 2007 & November 2011.

4. **PL/24/3207/TP** | G15335 group of poplars - pollard 11 trees and fell 3 trees (TPO/1952/010) |

Cottage Farm Aylesbury Road Great Missenden Buckinghamshire HP16 9L

PARISH COUNCIL : 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.

CASE OFFICER: The poplars are large closely-spaced trees with some long side branches including some broken branches. The application proposes work to fourteen trees in the line close to the care home buildings. Eleven of these are marked to be pollarded and three dead trees are marked to be removed. The proposed tree work is considered to be reasonable management to address the foreseeable risks to the nearby buildings and power lines.

The Parish Council's comments are noted but the site is outside the area covered by the HS2 Act and the only trees proposed for felling are three dead trees.

CONDITIONAL PERMISSION

The tree surgery hereby approved shall not exceed the specification in the schedule of work that was submitted as part of the application. Reason: To maintain, as far as possible, the amenity value of the tree[s] and the special character of the area which were the reasons for the making of the Tree Preservation Order, and in accordance with Policy TW2 of The Chiltern Local Plan Adopted 1 September 1997 (including alterations adopted 29 May 2001) Consolidated September 2007 & November 2011.

P2025/07 **Matters for information**

Date of Next Meeting – Monday 3rd February 2025 @ 7.30pm

Tracy Georgiades, Deputy Clerk to Great Missenden Parish Council 30th December 2024