



Agenda for the Planning Committee Meeting

Monday 3 February 2025

At 7.30 pm in the Committee Room of the Memorial Hall,
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:

P2025/08 Apologies:

P2025/09 Declarations of Interest:

P2025/10 Minutes: Minutes of the meeting held on **Monday 6th January 2025** for signing.

P2024/11 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.

January 2025 – no further information.

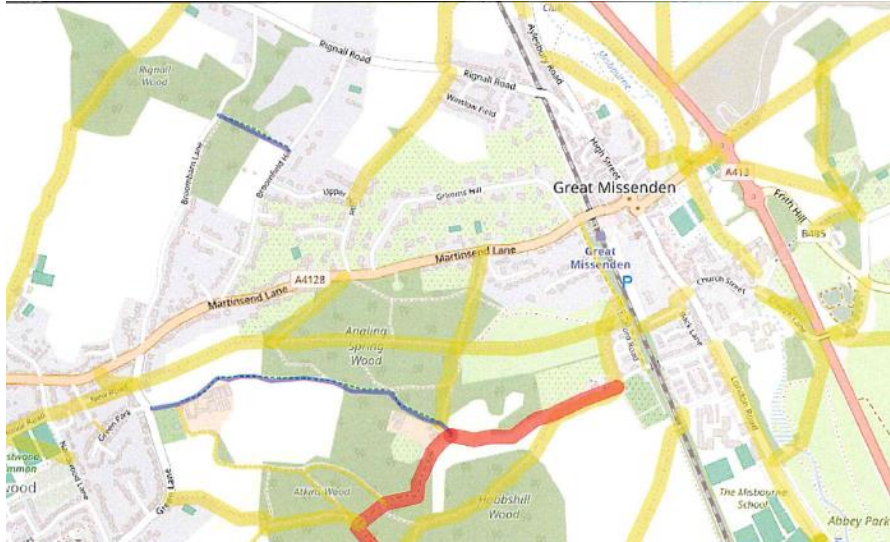
2. Barn to South Of Peterley OS Field 7900 On East Side Of Missenden Road Great Kingshill Harji Manor Farm Missenden Road Prestwood Buckinghamshire HP16 OJN

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. The enforcement case has been investigated and BC determined that there is no breach of planning control. This is because the work undertaken does not constitute development as defined by Section 55 of the Town & Country Planning Act 1990. For clarification, BC have determined that there is no evidence of the barn being used residentially. On this basis the case has been closed.

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. The Highways proposed start date to plant the trees is at the start of Spring, early March.

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. Register of Landowner Deposits - the owner of **Broomfield House, Broomfield Hill** has made a deposition to remove a footpath (there is a path marked in blue). A register of landowner deposits is a collection of statements and declarations made by landowners typically to protect their land from new rights of way and village greens. The register can be used to show that a landowner did not intend to dedicate their land for public use.



How it works:

- Landowners submit a statement, map, and declaration to the Public Rights of Way team
- The deposit ends any period of recreational use on the land
- The deposit can't take away claims based on past use or documentary evidence

GMPC to consider submitting an Application in order to try and protect the footpath in Broombarn Lane.

6. PL/24/3615/EIASR | Request for an EIA Screening Opinion under Regulation 6 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) for the proposed development of a battery energy storage system and associated infrastructure | Land West Of Mop End Lane Mop End Buckinghamshire

Battery Storage – Little Missenden - Cllr Martin has flagged this application of 11 hectares to avoid the area being subject to pylons and infrastructure connections in the Natural Landscape and Green Belt on green fields and agricultural land.

Would GMPC consider supporting Cllr Martin.

P2025/12 PLANNING APPLICATIONS for consideration

Summary of Applications for Great Missenden Parish validated and up to date as at midday on Monday 29th January 2025 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. Variation of conditions 3 (slab and floor levels), 4 (landscaping), 5 (parking) and 9 (approved plans) of planning permission PL/24/2613/DE (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) to allow for new plans PL04-A and PL05-A replacing PL05 and PL04 new vehicular access

Holly Hatch Cottage Nags Head Lane Great Missenden Buckinghamshire HP16 0HD

Ref. No: PL/24/3750/VRC | Validated: Thu 05 Dec 2024 | Expiry date: Tue 28 Jan 2025

2. Removal of condition 6 (access) and variation of condition 11 (plans) of planning permission 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 at this stage - access and layout)) to allow for new vehicular access
Holly Hatch Cottage Nags Head Lane Great Missenden Buckinghamshire HP16 0HD
Ref. No: PL/24/3749/VRC | Validated: Thu 05 Dec 2024 | Expiry date: Tue 28 Jan 2025

3. Conversion of an existing building which consists of a ground floor shop and first floor flat into a smaller shop and 2 flats with proposed repositioning of dormer window, additional rooflights and changes to internal layout.
123 High Street Prestwood Buckinghamshire HP16 9EX (aka The Bakery)
Ref. No: PL/24/3979/FA | Validated: Mon 20 Jan 2025 | Expiry date: Wed 12 Feb 2025

4. Listed building consent for the demolition of conservatory, erection of single storey rear extension and internal alterations.
Cats Croft Kiln Road Prestwood Buckinghamshire HP16 9DG
Ref. No: PL/24/3876/HB | Validated: Mon 16 Dec 2024 | Expiry date: 4 February 2025

5. Demolition of conservatory, erection of single storey rear extension and internal alterations.
Cats Croft Kiln Road Prestwood Buckinghamshire HP16 9DG
Ref. No: PL/24/3874/FA | Validated: Sat 21 Dec 2024 | Expiry date: 4 February 2025

6. Listed building consent for conversion of existing barns into 2 residential units (barns already partially converted for use as a physiotherapy clinic), demolition of existing conservatory, construction of link to existing outbuilding, installation of solar panels on roof and erection of bin and cycle stores (Resubmission of approved application PL/20/2113/HB)
Pankridge Farm Moat Lane Prestwood Buckinghamshire HP16 9DA
Ref. No: PL/24/3654/HB | Validated: Tue 17 Dec 2024 | Status: Registered

7. Conversion of existing barns into 2 residential units (barns already partially converted for use as a physiotherapy clinic), demolition of existing conservatory, construction of link to existing outbuilding, installation of solar panels on roof and erection of bin and cycle stores (resubmission of approved application PL/20/2112/FA)
Pankridge Farm Moat Lane Prestwood Buckinghamshire HP16 9DA
Ref. No: PL/24/3653/FA | Validated: Tue 17 Dec 2024 | Status: Registered

8. New porch to side elevation (as new entrance) and installation of bi-fold doors to the rear elevation.
2 Rignall Farm Cottages Rignall Road Great Missenden Buckinghamshire HP16 9PE
Ref. No: PL/24/3607/FA | Validated: Tue 17 Dec 2024 | Expiry date: Tue 28 Jan 2025

9. Replacement agricultural storage building with replacement gates.
Description change to include replacement gates.
Collingshanger Farm 100 Wycombe Road Prestwood Buckinghamshire HP16 0HP
Ref. No: PL/24/3234/FA | Validated: Mon 28 Oct 2024 | Expiry date: 31 January 2025

10. Demolish existing large shed, glazed extension, erection of a single storey rear and side extension including the relocation of the front entrance, changes to some windows/doors, pergola to the rear garden, create a ramped entry to the property to both front and back and changes to the front parking area.
Newholme 86 Wycombe Road Prestwood Buckinghamshire HP16 0HW
Ref. No: PL/24/3733/FA | Validated: Thu 05 Dec 2024 | Expiry date: Tue 28 Jan 2025

11. Conversion of existing barns into 2 residential units (barns already partially converted for use as a physiotherapy clinic), demolition of existing conservatory, construction of link to existing outbuilding, installation of solar panels on roof and erection of bin and cycle stores (*resubmission of approved application PL/20/2112/FA*)
Pankridge Farm Moat Lane Prestwood Buckinghamshire HP16 9DA
 Ref. No: PL/24/3653/FA | Received: Thu 28 Nov 2024 | Validated: Tue 17 Dec 2024 | Expiry date: Tue 28 Jan 2025

12. Listed building consent for conversion of existing barns into 2 residential units (barns already partially converted for use as a physiotherapy clinic), demolition of existing conservatory, construction of link to existing outbuilding, installation of solar panels on roof and erection of bin and cycle stores (*Resubmission of approved application PL/20/2113/HB*)
Pankridge Farm Moat Lane Prestwood Buckinghamshire HP16 9DA
 Ref. No: PL/24/3654/HB | Received: Thu 28 Nov 2024 | Validated: Tue 17 Dec 2024 | Expiry date: Tue 28 Jan 2025

13. 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 and addition of roof lantern
Eden Rose Green Lane Prestwood Buckinghamshire HP16 0QE
 Ref. No: PL/24/3481/VRC | Validated: Wed 13 Nov 2024 | Expiry date: Tue 28 Jan 2025

14. Proposed single storey rear extension including demolition of existing rear extension, conservatory and detached rear garage.
22 Clare Road Prestwood Buckinghamshire HP16 0NR
 Ref. No: PL/25/0116/FA | Validated: Tue 21 Jan 2025 | Expiry date: Not available
 Determination date: Tue 18 Mar 2025

15. T1 beech - crown reduction of 2m (TPO/2024/006)
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

P2025/13 Correspondence:-

- a) **Appeals** - correspondence from Buckinghamshire Council regarding appeal cases – status as at 29th January 2025:
 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 January 2025**

 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 January 2025

 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. In Progress January 2025.

4. Mayhill 30 Upper Hollis Great Missenden Buckinghamshire HP16 9HP

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

Reference: APP/X0415/D/25/3358478 – An Appeal against refusal – start date 28 Jan 2025

b) Buckinghamshire Council by Wednesday 29th January 2025 have submitted a **series of outcomes** of planning applications. See list below.

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

1. Peterley Wood Farm Barn Peterley Lane Prestwood Buckinghamshire

Construction of detached double garage PL/24/3475/FA - **Conditional Permission TOWN/PARISH COUNCIL**

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.

***Officer note** - The block plan drawing numbered 4643 PLA 3.00 clearly shows the location of the proposed garage in relation to the barn conversion.

2. Chiltern Way Federation Prestwood Campus, Nairdwood Lane, Prestwood, Buckinghamshire

HP16 0QQ PL/24/3625/TP Tree 677 Cherry – remove. (TPO/1949/010) Works to trees covered by TPO - **Conditional Permission**

The **Parish Council's** comments are noted but only one tree within the application is protected by the Tree Preservation Order and this is described as dead and a safety risk as it is close to the access drive. Furthermore, the other work is also proposed for safety reasons and the associated risks for the staff and children on the site.

You are advised that Tree Preservation Order No 10 of 1949 protects an area of woodland adjacent to Nairdwood Lane. Most of the trees in the tree safety report are growing outside this area and are not subject to any other form of protection so the permission of the Local Planning Authority would not be required for any work to these trees

P2025/14

Matters for information

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

Tracy Georgiades, Deputy Clerk to Great Missenden Parish Council

29th January 2024