



Minutes for the Planning Committee Meeting

Held at 7.30 pm on

Monday 6th January 2025

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

P2025/01 Apologies: Cllrs: I Lovegrove, C Bains, J Gladwin

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. **A visit will be made to see if there is any action by the owner.**

5. Consultation for proposed changes to the statutory management plan for the Chilterns National Landscape 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.

Survey response will run to Monday, 3 February 2025. You can respond as an organisation or individual: <https://www.chilterns.org.uk/consultation-on-proposed-changes-to-the-management-plan/>

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 **GMPC does not object.**

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 **GMPC does not object.**

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.
Red Roofs Spurlands End Road Great Kingshill Buckinghamshire HP15 6HX
Ref. No: PL/24/3462/VRC **GMPC does not object.**

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 **The plan shows a lot of trees, numbering 31 in all, and a quantity of dead wood are being removed at the campus and GMPC are concerned about loss of biodiversity and tree life for birds. We believe that dead wood is important for biodiversity and that the dead wood should remain on site. We request an explanation for the extent of the cut back in a currently active wildlife corridor and ask if this severe loss of trees is justified and what active remedial mitigation is being put in place to maintain the current thriving diversity.**

5. Proposed access gates, fencing and additional hardstanding
Brevity Farm Nags Head Lane Great Missenden Buckinghamshire HP16 0HQ
 Ref. No: PL/24/3640/FA Many residents have voiced concerns over access and security at the Farn and fear the loss of the right to roam. The committee request clarity regarding the hedging as there are concerns about the character of Nags Head Lane changing. Is hedging being removed? Sensitive fencing installed beside the hedging would be preferred. The committee asks for confirmation that the existing hedging will be respected and left as an effective green structure and wildlife corridor in the natural landscape.

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 A 2m reduction of the beech tree seems potentially excessive in the light of recent coppicing. As it is a tree of character in the natural landscape and it was recently awarded a TPO, the committee would like to be assured that any tree surgery work would be done at the end of season to ensure the ongoing health of this beautiful tree. We recommend October/November to trim it.

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 ****
The update of planning application outcomes was accepted by the committee.

P2025/07 Matters for information

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

Tracy Georgiades, Deputy Clerk to Great Missenden Parish Council 6th January 2024