



Minutes for the Planning Committee Meeting
Held at 7.30 pm on
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.

Meeting commenced: 7.30 pm

Public Forum: Two Prestwood residents attended the meeting.

Present during the meeting: Cllrs: L Cook (chair), C Bains, C Bunting, R Pusey, M Johnstone and V Marshall

P2025/08 Apologies: Cllrs: I Lovegrove, J Gladwin

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 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. 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. **The committee agreed to contact BC Enforcement as there is no change at the property. The verge is still missing, the gauge still in place and the gates standing.**

5. **Register of Landowner Deposits** - the owner of **Broomfield House, Broomfield Hill** has registered a landowner deposit application on their own land. 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.

GMPC note that a footpath, running from Fieldridge house parallel to Broombarn Lane is not shown on the Deposit Application. GMPC agreed to the completing a DMMO (Definitive Map and Statement Modification Order) to protect the path because it is a connection between different areas alongside Broombarn Lane, in a busy walking and recreational area in the National Landscape. We feel these paths have been walked for many years without let or hindrance and the route should be claimed as a right of way.

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.

The committee agree by a majority to object on the basis of:

- i) Impact of industrial development on the character of the ANOB and National Landscape
- ii) Ecological impact on the area: the effect on local wildlife and risk of soil and water courses contamination
- iii) Size and scale of the development, 27 acres, 11 hectares
- iv) The high fire risk from lithium ion batteries in a woodland area
- v) Noise pollution from battery air conditioning units

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 OHD

Ref. No: PL/24/3750/VRC

The committee note a further reduction in green space and would like to see a BNG for the new buildings in the National Landscape. GMPC supports local biodiversity, both flora and fauna being our priorities. Development encroaches on biodiversity significantly, and we request that, where development takes place, that a biodiversity net gain is applied. Our approach to development and/or land management aims to leave the

natural environment in a measurably better state than it was beforehand. The Council initiatives support the replacement of felled trees and hedges taken down and the erection of bird and bat boxes.

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

The committee note a further reduction in green space and would like to see a BNG for the new buildings in the National Landscape. GMPC supports local biodiversity, both flora and fauna being our priorities. Development encroaches on biodiversity significantly, and we request that, where development takes place, that a biodiversity net gain is applied. Our approach to development and/or land management aims to leave the natural environment in a measurably better state than it was beforehand. The Council initiatives support the replacement of felled trees and hedges taken down and the erection of bird and bat boxes.

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

The planning committee supports Cllr Heather Wallace's Call-In on 4 February 2025 and objects as follows:

- i) Misleading description of building to be converted on the design and access statement.
 - ii) Number of current bedrooms inaccurate e.g. first floor 3 bedrooms not 2 bedrooms; second floor 2 bedrooms and not a store area.
 - iii) As far as known, planning permission is lacking for the current 5 beds and 2 bathrooms
 - iv) The Annex (said storage) is a 2-bed home with a family living in it.
 - v) We are concerned that new windows will be allowed along the east elevation.
 - vi) We do not believe the new windows in size and number will comply with building control.
 - vii) We are concerned the proposed windows will face primary rooms of the Neighbour and cause significant loss of privacy.
 - viii) There is a risk of fire due to the separation distance between buildings being less than 1 metre in an unprotected area.
 - ix) There is insufficient parking for the current occupancy. There is also a comment that users of the shop can use the car park.
 - x) Access from Maybury Gardens granted by the former owner of 18 Maybury Gardens did not grant permission for double gates to be erected
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

GMPC does not **object**

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

GMPC does not object

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

GMPC object because of:

- i) the loss to the community of a valuable local business and the ensuing loss of jobs
 ii) and we support the Heritage Officer recommending refusal based on the solar panels and pump having an adverse impact on the heritage value.
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 GMPC object because of:
 i) the loss to the community of a valuable local business and the ensuing loss of jobs
 ii) and we support the Heritage Officer recommending refusal based on the solar panels and pump having an adverse impact on the heritage value.
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 GMPC does not object
9. Replacement agricultural storage building with replacement gates.
Decsription change to include replacement gates.
Collingshanger Farm 100 Wycombe Road Prestwood Buckinghamshire HP16 0HP
 Ref. No: PL/24/3234/FA The GMPC objections from 10
 December still stand:
 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.
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 Decided: Conditional Permission
11. 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 Decided: Conditional Permission
12. 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 GMPC does not object
13. T1 beech - crown reduction of 2m (TPO/2024/006)
Seymour Cottage Kiln Road Prestwood Buckinghamshire HP16 9DH
 Ref. No: PL/24/3781/TP Decided: Conditional Permission

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
Definitive Map and Statement

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 ****

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

P2025/14 Matters for information

Meeting closed at 8.50 pm

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

Tracy Georgiades, Deputy Clerk to Great Missenden Parish Council

4th February 2025