



**Agenda for the Planning Committee Meeting
Monday 3 March 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:

P2025/22 Apologies:

P2025/23 Declarations of Interest:

P2025/24 Minutes: Minutes of the meeting held on **Monday 3rd February 2025** for signing.

P2024/25 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.

February 2025 – no further information.

2. 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. The clerk has written to Highways for confirmation of the location of replacement trees on Kiln Road and is waiting on a reply.

3. 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. This is still pending.

4. 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.

GMPC note that a footpath, running from Fieldridge house parallel to Broombar 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 Broombar 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.

Bucks Council Rights of Way state the path running adjacent to Broombar Lane is not a Public Right of Way and the path post was in the wrong place, it has now been removed. Broombar and Great Missenden residents are preparing a DMMO for the path to be recognised.

5. Hydrostatic Overload – Great Missenden – for discussion

Hydraulic overloading of sewers caused by severe weather. One of the primary causes of flooding in the UK is heavy rainfall, which can overwhelm drainage systems and lead to rivers bursting their banks.

P2025/26 PLANNING APPLICATIONS for consideration

Summary of Applications for Great Missenden Parish validated and up to date as at midday on Wednesday 26th February 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. Approval of conditions 2 (details of the proposed finished floor levels), 3 (surface water drainage scheme), 4 (biodiversity net gain) and 5 (Landscape and Ecological Management Plan (LEMP)) of planning permission PL/24/0877/FA - Demolition of existing dwelling and detached garage. Construction of 3No. three storey, terraced dwellings with vehicular access.
Alca Green Lane Prestwood Buckinghamshire HP16 OPU
Ref. No: PL/25/0487/CONDA | Validated: Tue 18 Feb 2025 | Determination date: 15 April 2025
Expiry date: unavailable.
2. Removal of condition 6 (relocation of bus stop) of planning permission PL/24/0877/FA (Demolition of existing dwelling and detached garage. Construction of 3No. three storey, terraced dwellings with vehicular access.)
Alca Green Lane Prestwood Buckinghamshire HP16 OPU
Ref. No: PL/25/0196/VRC | Validated: Thu 23 Jan 2025 | Expiry date: 25 February 2025
3. Removal of condition 1 (3 year period) of planning permission PL/23/1185/FA (Retention of a residential mobile home in connection with the commercial breeding and training of native ponies/horses) to allow for permanent retention of the mobile home at Clemmit Farm.
Clemmit Farm Wycombe Road Prestwood Buckinghamshire
Ref. No: PL/25/0430/VRC | Validated: Wed 12 Feb 2025 | Expiry date: 18 March 2025
4. Change of use of Shop (Class E (a)) to Residential (Class C3)
2 Church Street Great Missenden Buckinghamshire HP16 OAX
Ref. No: PL/25/0428/FA | Validated: Wed 12 Feb 2025 | Expiry date: 18 March 2025
5. Single Storey Side / Rear Extension and Porch
Stoke Cottage Village Road Ballinger Buckinghamshire HP16 9LQ
Ref. No: PL/25/0380/FA | Validated: Fri 07 Feb 2025 | Expiry date: 11 March 2025
6. 3x oak - reduce to previous pruning points (TPO/1996/008)
Land Adjacent To 5 Lawrence Grove Prestwood Buckinghamshire HP16 OSN
Ref. No: PL/25/0265/TP | Validated: Thu 30 Jan 2025 | Expiry date: 27 February 2025

7. Removal of existing stable building along with all the existing hardstandings and erection of stable building on concrete base.
Swallows Barn Green Lane Prestwood Buckinghamshire HP16 0QA
 Ref. No: PL/25/0271/FA | Validated: Thu 30 Jan 2025 Expiry date: 27 February 2025

8. Demolition of single storey side and rear extension. New double storey side/rear extension and solar panels on front roofslope
Newlands Ballinger Road South Heath Buckinghamshire HP16 9QJ
 Ref. No: PL/25/0249/FA | Validated: Wed 29 Jan 2025 | Expiry date: 4 March 2025

9. Two storey, part first floor rear extension and an additional window to the side elevation
Bow House Green Lane Prestwood Buckinghamshire HP16 0QE
 Ref. No: PL/25/0230/FA | Validated: Tue 28 Jan 2025 | Expiry date: 4 March 2025

10. Erection of a single storey garden room for use as a home office and garden shed.
Orchard View Greenlands Lane Prestwood Buckinghamshire HP16 9QU
 Ref. No: PL/25/0245/FA | Validated: Wed 05 Feb 2025 | Expiry date: 27 February 2025

11. Partial demolition of existing modern farm building and the erection of 2 x three bay car port structures within eastern courtyard, as an amendment to the parking arrangements approved by planning application PL/24/2015/FA.
Andlows Farm Green Lane Prestwood Buckinghamshire HP16 0QA
 Ref. No: PL/25/0224/FA | Validated: Tue 04 Feb 2025 | Expiry date: 26 February 2025

12. Single storey rear extension, existing door raised and new storm porch at side elevation
 Ladymede Grimms Hill Great Missenden Buckinghamshire HP16 9BG
 Ref. No: PL/25/0256/FA | Validated: Thu 06 Feb 2025 | Expiry date: 4 March 2025

13. Approval of conditions 2 (materials) and 4 (detailed specifications) of planning permission PL/24/3196/FA - Single storey rear extension and internal alterations
28 Church Street Great Missenden Buckinghamshire HP16 0AZ
 Ref. No: PL/25/0216/CONDA | Validated: Fri 24 Jan 2025 | Expiry date: 25 February 2025

14. Approval of conditions 2 (materials), 3a (balustrading), 3b (beams and ceiling joints) and 4 (detailed specification) of PL/24/3197/HB - Listed building consent for single storey rear extension and internal alterations
28 Church Street Great Missenden Buckinghamshire HP16 0AZ
 Ref. No: PL/25/0217/CONDA | Validated: Fri 24 Jan 2025 | Expiry date: 20 February 2025

15. Listed Building Consent for: renewal of tiled roof coverings including felt and battens, lead gutters and flashing; new chimney flaunching including pots; pointing chimney; render repairs; external joinery repairs; decorations colours to match existing; rebuilding collapsed garden wall and removal of timber sheds.
Bury Farm Potter Row Great Missenden Buckinghamshire HP16 9LU
 Ref. No: PL/25/0198/HB | Validated: Thu 23 Jan 2025 | Expiry date: 20 February 2025

16. Demolition of existing dormer, garage conversion, part two storey, part first floor side/front extension, single storey rear extension, replacement fenestration throughout, addition of an open front porch and associated landscaping.
Greeba Honor End Lane Prestwood Buckinghamshire HP16 9HG
 Ref. No: PL/25/0194/FA | Validated: Thu 23 Jan 2025 | Expiry date: 25 February 2025

17. Listed building consent for proposed replacement of farmhouse roof, including re-slating, rebuilding chimney stack and replacement of rainwater goods
Collingshanger Farm 100 Wycombe Road Prestwood Buckinghamshire HP16 0HP
 Ref. No: PL/24/3939/HB | Validated: Thu 13 Feb 2025 | Expiry date: 11 March 2025

18. Proposed rear two storey extension – amended plan
15 Rignall Road Great Missenden Buckinghamshire HP16 9AN
Ref. No: PL/24/1524/FA | Validated: Fri 17 May 2024 | Expiry date: 27 February 2025

P2025/27 Correspondence:-

- a) **Appeals** - correspondence from Buckinghamshire Council regarding appeal cases – status as at Wednesday 26th February 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 February 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 February 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 February 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 – In progress February 2025.
- b) Buckinghamshire Council by Wednesday 26th February 2025 have submitted a **series of outcomes** of planning applications. See list below.
****ONLY DECISIONS OF INTEREST LISTED ****
1. **2 Church Street Great Missenden Buckinghamshire HP16 0AX**
Listed building consent for formation of lightweight partitions to separate shop unit and residential to form independent shop unit. Formation of welfare facilities within shop unit requiring drainage and ventilation pipework. Underlining of existing ceiling within retail unit to create fire and sound separation. Provision of new utility services to existing dwelling PL/24/3228/HB – **Refuse Permission TOWN/PARISH COUNCIL – no representation**
The application has not demonstrated how the provision of new utility services to the existing dwelling can be achieved without causing a harmful impact on the significance of the listed building. The NPPF confirms that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). It makes clear that any harm to a designated heritage asset requires clear and convincing justification.
The proposals will result in harm to the building via the loss of historic fabric and character and via change to its original external form. As a result, the proposals fail to meet with the requirements of

current conservation legislation, policy or guidance and are contrary to the provisions of the NPPF and The Chiltern Local Plan (including alterations 1 September 2001) Consolidated September 2007 and November 2011 Policies:LB1 and LB2

Collingshanger Farm 100 Wycombe Road Prestwood Buckinghamshire HP16 0HP
Replacement agricultural storage building with replacement gates. PL/24/3234/FA –
Conditional Permission

PARISH COUNCIL

'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.

Heritage Officer: The application would not raise any heritage objection

Case Officer: As discussed above, Paragraph 154 of the NPPF states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are: a) Buildings for agriculture and forestry.

As the proposed building would form part of an established agricultural unit and is required to provide storage in association with said agricultural unit, it is considered to comply with the above exception. The new building will also be largely on the same footprint as the existing albeit of a larger scale.

P2025/28 Matters for information

Date of Next Meeting – Monday 7th April 2025 @ 7.30pm

Tracy Georgiades, Deputy Clerk to Great Missenden Parish Council 26th February 2025