



**Minutes for the Planning Committee Meeting**  
**Held at 7.30 pm on**  
**Monday 3 March 2025 @ 7.30pm**  
**Parish Council Office, Link Road,**  
**Great Missenden, Bucks HP16 9AE**

**Meeting commenced: 7.30 pm**

**Public Forum: None.**

**Present: Cllrs: L Cook (chair), C Bunting, R Pusey, M Johnstone and V Marshall**

**P2025/15 Apologies: C Bains, J Gladwin**  
**Not present: Cllr I Lovegrove**

**P2025/16 Declarations of Interest: None.**

**P2025/17 Minutes of the meeting held on Monday 3rd February 2025 were signed.**

**P2025/18 Matters arising**

1. **Station Approach, Great Missenden - PL/21/0534/FA** – This application continues to be delayed due to the Chiltern Beechwoods SAC and associated Suitable Alternative Natural Greenspace (SANG) requirement, application PL/24/1909/FA. The Red Lion development also runs alongside the Station Approach development Ref. No: PL/21/2198/FA. The Chiltern Society and GMPC have objected to the SANG application and it was called in to the Planning Committee for a decision. The parish council have expressed an interest in managing the land in the future to Bucks Council. There is no current update on when a decision on the application will be made.

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 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 or the definitive map. The parish council have been made aware that a resident is going to complete a DMMO (Definitive Map and Statement Modification Order) and has requested supporting statements from any regular users of the footpath. This is in 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. The Planning Committee feel this path has been walked for many years without let or hindrance and the route should be claimed as a right of way.

**5. Hydrostatic Overload – Great Missenden – for discussion**

Thames Water have been called out numerous times in the last year to investigate the drains around the Memorial Centre, Great Missenden. On each occasion the cause of the problem has been stated as hydrostatic overload of the main sewer system, caused by increased rainfall and insufficient sewer

capacity. It was agreed to contact Thames Water to enquire what their future plans are in these circumstances. This will be added to the full council agenda.

**P2025/19 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 0PU**  
Ref. No: PL/25/0487/CONDA **GMPC does not object.**
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 0PU**  
Ref. No: PL/25/0196/VRC **GMPC does not object**
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 **GMPC does not object**
4. Change of use of Shop (Class E (a)) to Residential (Class C3)  
**2 Church Street Great Missenden Buckinghamshire HP16 0AX**  
Ref. No: PL/25/0428/FA **GMPC objects on the following grounds:-**
  - Loss of commercial amenity on the High Street - retaining active commercial use is essential for maintaining a balanced and sustainable local economy.
  - Impact on street scene - the introduction of a residential frontage in this location would impact the established character of the road which joins the High Street.
  - Conservation area - the site is within a designated Conservation Area where changes must preserve or enhance its special character.
5. Single Storey Side / Rear Extension and Porch  
**Stoke Cottage Village Road Ballinger Buckinghamshire HP16 9LQ**  
Ref. No: PL/25/0380/FA **GMPC objects on the following grounds:-**
  - Overdevelopment of plot - The proposed extension appears to occupy a substantial portion of the available plot, potentially leading to overdevelopment.
  - Parking – GMPC would ask that Bucks Council closely 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.
6. 3x oak - reduce to previous pruning points (TPO/1996/008)  
**Land Adjacent To 5 Lawrence Grove Prestwood Buckinghamshire HP16 0SN**  
Ref. No: PL/25/0265/TP **GMPC does not object but would like to be assured that any tree surgery work would be carried out at the end of season to ensure the ongoing health of these trees. We recommend October/November to trim it.**

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 **GMPC does not object**
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 **GMPC objects on the following grounds:-**
- Overdevelopment – The scale and width of the proposed extension result in an overly dominant dwelling that is felt out of proportion with the plot and surrounding properties.
  - Impact on the landscape – The site is within the Chilterns Natural Landscape, where developments must preserve the character of the landscape. The proposal does not appear to adhere to the Chilterns Building Design Guide, as required by Policy CS20 of the Core Strategy.
  - Not in Keeping with the Area – The width of the extension, filling the plot, making the size of the property seem not in keeping with neighbouring properties.
  - The Parish Council supports the Chiltern Society’s concerns regarding the proposal’s failure to comply with Policy CS20 and its adverse impact on the area’s character.
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 **GMPC does not object**
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 **GMPC does not object**
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 **GMPC does not object in principle** but would ask for reassurance that the materials used for the new structures are in keeping with the adjacent historic building.
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 **GMPC does not object**
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 **GMPC does not object**
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 **GMPC does not object**

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

**GMPC does not object**

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

**GMPC does not object**

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

**GMPC does not object**

18. Proposed rear two storey extension – amended plan

**15 Rignall Road Great Missenden Buckinghamshire HP16 9AN**

Ref. No: PL/24/1524/FA

**GMPC does not object**

#### **P2025/20 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 28<sup>th</sup> 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 submitted a **series of outcomes** of planning applications.

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

**P2025/21 Matters for information**

- A resident has been in contact regarding 2 Wardes Close, Prestwood – asking for Parish Council support to raise a further enforcement case at this property. This will be added to the April Planning agenda.
- It was noted that some of the applications this month were delayed about a week after they were validated before we were informed. The clerk was asked to contact the Planning Team to find out why.

**Meeting closed : 8.30pm**

**Date of Next Meeting – Monday 7<sup>th</sup> April 2025 @ 7.30pm**