



Agenda for the Planning Committee Meeting

Tuesday 1 April 2025

At 7.30 pm in the Parish Meeting Room of Great Missenden

Parish Council, Link Road, Great Missenden

Great Missenden 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: 7.45 pm

Public Forum: None.

Present: Cllrs: I Lovegrove (chair), R Pusey and M Everitt

**P2025/15 Apologies: Cllrs: C Bains, L Cook, C Bunting, J Gladwin
Not present: Cllr V Marshall**

P2025/16 Declarations of Interest: None.

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

P2024/25 Matters arising

The committee welcomed Martin Everitt to planning committee.

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. April 2025 the lack of a SANG agreement continues to stop an application decision.

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 location of the replacement trees on Kiln Road has been confirmed. The Highways Local Area Technician has contacted the parish and agreed to plant cherry trees on Kiln Road

3. **Broombarne 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. This has moved to Appeal APP/X0415/c/24/3356283 and it is likely that the inspector will uphold the enforcement notice.

4. **Ladymede Grimms Hill Great Missenden Buckinghamshire HP16 9BG**

Single storey rear extension, existing door raised and new storm porch at side elevation

Ref. No: PL/25/0256/FA | Validated: Thu 06 Feb 2025 | Conditional Permission recommended received

5. **2 Wardes Close** - fence complaint – the parish will thank the resident for their correspondence which is duly noted by the committee.

P2025/26 PLANNING APPLICATIONS for consideration

Summary of Applications for Great Missenden Parish validated and up to date as at midday on

Wednesday 27th March 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. T6 Scots pine - reduce lowest branch on west side by approximately 3m, reduce remaining crown on west side by approximately 1-2m; T13 beech - reduce height, and spread on west side by 2-3m; T14 beech - reduce height by approximately 2m; T18 sycamore - remove; T26 beech - remove; T27 beech - remove; T10 - cherry - remove stump. (TPO/1990/017)
Nendrum Martinsend Lane Great Missenden Buckinghamshire HP16 9HR
 Ref. No: PL/25/0722/TP **GMPC does not object**

2. T246 - lime - fell (Great Missenden Conservation Area)
Missenden Abbey High Street Great Missenden Buckinghamshire HP16 0BD
 Ref. No: PL/25/0701/KA **GMPC does not object**

3. Certificate of Lawfulness for proposed fitting of solar panels to the existing roof of the property
19 Rignall Road Great Missenden Buckinghamshire HP16 9AN
 Ref. No: PL/25/0650/SA | Validated: Tue 18 Mar 2025 | Expiry date: not available
 Determination date: 13 May 2025 **GMPC does not object**

4. Construction of single storey detached outbuilding for use as stable/tack room/feed/machinery storage following demolition of existing outbuildings
Clarendon House Clarendon Road Prestwood Buckinghamshire HP16 0PL
 Ref. No: PL/25/0622/FA **GMPC does not object** per se, but the committee insists on Bucks Council ensuring the use of permeable materials for all proposed and additional hard standing.

5. Single storey side and side/rear extensions and front porch (amendment to certificate of lawfulness application PL/25/0162/SA), demolition of existing single storey single garage, external insulation and render with new low level brick plinth to existing dwelling and extensions to be rendered with brick plinth to match.
Woodview Greenlands Lane Prestwood Buckinghamshire HP16 9QU
 Ref. No: PL/25/0585/FA **GMPC has no objections** to the subject Application, however given the enlarged dwelling and loss of the garage we would ask that the LA closely consider whether there is sufficient parking on the property and 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. Variation of condition 2 (materials) of planning permission PL/24/2822/FA (Removal of single storey rear extension and erection of part two storey / part single storey rear extension) to allow use of brickwork in new extension
Warren Acre 64 High Street Prestwood Buckinghamshire HP16 9EN
 Ref. No: PL/25/0573/VRC **GMPC does not object**

7. Formation of vehicular access, subdivision of plot and erection of a three-bedroom detached dwelling served by existing vehicular access from Gryms Dyke
65 Honor Road Prestwood Buckinghamshire HP16 0NL
 Ref. No: PL/25/0577/FA **GMPC does not object**

8. Proposed demolition of existing bungalow and erection of a replacement dwelling and all associated works
Garden Reach Spurlands End Road Great Kingshill Buckinghamshire HP15 6JA
 Ref. No: PL/25/0367/FA **GMPC does not object**, however, we ask that Bucks Council ensure all environmental measures are compliant with current conditions.

9. Demolition of existing detached garage and erection of a single storey side/rear extension.
Megarna Spurlands End Road Great Kingshill Buckinghamshire HP15 6HY

Ref. No: PL/25/0495/FA

GMPC has no objections to

the subject Application, however given loss of the garage we would ask that the LA closely consider whether there is sufficient parking on the property and 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.

P2025/27 Correspondence:-

- a) **Appeals** - correspondence from Buckinghamshire Council regarding appeal cases – status as at Wednesday 27th March 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 written representations April 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 written representations March 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 March 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 March 2025

- b) Buckinghamshire Council by Wednesday 27th March 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.

P2025/28 Matters for information

Date of Next Meeting – Tuesday 6th May 2025 @ 7.30pm

Tracy Georgiades, Deputy Clerk to Great Missenden Parish Council

1st April 2025