



Agenda for the Planning Committee Meeting

Monday 28 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.

Public Forum:

P2025/29 Apologies:

P2025/30 Declarations of Interest:

P2025/31 Minutes: Minutes of the meeting held on **Tuesday 1 April 2025** for signing.

P2024/32 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 April 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 location of the replacement trees on Kiln Road has been confirmed. Dave Roberts Bucks Highways has not given a start date.
3. **SU87578 99588 common path** access to the pond off Wycombe Road in Prestwood has been closed by a fence this year. Is this loss of common land and a public amenity?

P2025/33 PLANNING APPLICATIONS for consideration

Summary of Applications for Great Missenden Parish validated and up to date as at midday on Wednesday 23rd April 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. T1 lime and T3 hazel - prune back over garden and neighbours by 2.5m up to a height of 5m, T2 hazel - reduce height by 1.8m. (Conservation Area: Great Missenden)
6 Augustine Mews Great Missenden Buckinghamshire HP16 0AS
Ref. No: PL/25/1083/KA | Validated: Wed 02 Apr 2025 | Expiry date: Wed 30 Apr 2025
2. Approval of conditions 2 (materials), 5 (levels) and 8 (biodiversity features) of planning permission PL/23/4155/FA - Demolition of an existing bungalow, single garage and car port and the construction of a new dwelling house with integral garage and air source heat pump.
Sunhill Nags Head Lane Great Missenden Buckinghamshire HP16 0HD
Ref. No: PL/25/0997/CONDA | Validated: Mon 14 Apr 2025 | Expiry date: Wed 07 May 2025
3. Walnut - fell (Conservation Area: Little Missenden)
Tobys Lane Farm Tobys Lane Little Missenden Buckinghamshire HP7 0RF
Ref. No: PL/25/0929/KA | Validated: Wed 26 Mar 2025 | Expiry date: Mon 28 Apr 2025

4. Rear flat roof dormer and insertion of 2 front and 1 side rooflights in association with roof conversion
Cherwen 16 The Glebe Prestwood Buckinghamshire HP16 9DN
 Ref. No: PL/25/0759/FA | Validated: Thu 13 Mar 2025 | Expiry date: Tue 22 Apr 2025
5. Renewal and repairs of a Grade II Listed Farmhouse - 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 in 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/25/1032/FA | Validated: Wed 02 Apr 2025 | Expiry date: Wed 23 Apr 2025
6. Refurbishment of existing house, first floor front extension, demolition of existing conservatory and oil tank store, new roofs to rear extension and attached side garage, front porch canopy; conversion of garage to habitable space
Tethers End Marriotts Avenue South Heath Buckinghamshire HP16 9QL
 Ref. No: PL/25/0850/FA | Validated: Mon 07 Apr 2025 | Wed 30 Apr 2025
7. Construction of single storey side extension to form attached garage and alterations to create patio area to rear with steps and retaining walls
Hawkswood Chiltern Road Ballinger Buckinghamshire HP16 9LJ
 Ref. No: PL/25/0928/FA | Validated: Wed 26 Mar 2025 | Expiry date: Tue 13 May 2025
8. 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 | Validated: Fri 14 Mar 2025 | Expiry date: Tue 15 Apr 2025

For information only:

1. 34 non-illuminated flags
Land at Station Approach and High Street Great Missenden Buckinghamshire
 Ref. No: PL/25/0816/AV | Validated: Tue 15 Apr 2025 | Expiry date: Fri 23 May 2025
2. Certificate of lawfulness for proposed gravel path
The Recreation Ground Blackthorne Lane Ballinger Buckinghamshire
 Ref. No: PL/25/0825/SA | Validated: Thu 10 Apr 2025 | Expiry date: N/A
 Determination date: Thu 05 Jun 2025

P2025/34 Correspondence:-

- a) **Appeals** - correspondence from Buckinghamshire Council regarding appeal cases – status as at Wednesday 23rd April 2025 as:
 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: Interested Party Comments due 10 Apr 2024 and Appellant/LPA Final Comments due 02 May 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 – Not yet decided April 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. Not yet decided April 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 – Not yet decided April 2025
 5. **HP16 9JDBroombarn Lane verge** – during the development of **Cherry Trees, Broombarn Lane, Great Missenden Buckinghamshire HP16 9JD** 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. In progress : Appellant/LPA Final Comments were due 10 Apr 2025
- b) Buckinghamshire Council by **Wednesday 23rd April 2025** as have submitted a **series of outcomes** of planning applications. See list below.
****ONLY DECISIONS OF INTEREST LISTED ****
1. **Stoke Cottage Village Road Ballinger Buckinghamshire HP16 9LQ**
PL/25/0380/FA | Single Storey Side / Rear Extension and Porch | Conditional permission
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**CASE OFFICER :**
*Is the proposed development out of keeping with the existing property and would the proposal be harmful to the character and appearance of the area? **No***
 It is acknowledged that there has been a previous side extension approved (reference: PL/24/3277/FA). Although the single storey side / rear extension is located nearer to the neighbouring boundary, it is considered that the proposal will still maintain a separation distance from the neighbouring boundary, and it is considered that the additional rear extension to the already approved side extension (reference: PL/24/3277/FA) will be modest in size. Furthermore, it is considered that the proposed works would integrate satisfactorily with the host dwelling and would respect its scale, form and character. Furthermore, by virtue of their location, scale and appearance, the proposed works would not adversely affect the character and appearance of the locality. It is acknowledged that the application site is located within a National Landscape (previously known as Area of Outstanding Natural Beauty). With this in mind, and attributing great weight to conserving and enhancing the landscape and scenic beauty of the Chilterns National Landscape (previously known as

AONB), the proposal is not considered to have an adverse impact on the character and appearance of the surrounding area and will not have a detrimental impact on the National Landscape (previously known as Area of Outstanding Natural Beauty).

Is the number of parking spaces serving the property deficient as a result of the proposed development? **No**

It is acknowledged that a car parking space will be impacted, however, it is considered that 3 car parking spaces could still be provided at the application site. Therefore, it is considered that adequate parking is provided within the plot, in accordance with the Buckinghamshire Parking Standards.

2. 2 Church Street Great Missenden Buckinghamshire HP16 0AX

L/25/0428/FA | Change of use of Shop (Class E (a)) to Residential (Class C3

PARISH COUNCIL Great Missenden Parish Council objects on the following grounds:

Loss of commercial amenity on the High Street - retaining active commercial use is essential for maintaining a balanced or 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

CASE OFFICER: it has been shown via the marketing that advertised the building as a complete package of both retail and residential elements for over a year that there is no interest in the building in this way. On balance, it would be in the best interests of the building to remain in use. As it has been shown that it is not possible to subdivide the building and as there has been no interest in taking on the premises as a mixed-use concern, it is considered that the change of use would be supported in this instance and would secure the best long-term future of the Grade II building. It is considered that the proposed change of use would not result in additional harm to the amenities of nearby residents. The former commercial unit would be incorporated into the existing residential unit on site and would therefore benefit from the rear garden and amenities serving the residential unit.

P2025/35

Matters for information

Date of Next Meeting – Monday 2nd June 2025 @ 7.30pm

Tracy Georgiades, Deputy Clerk to Great Missenden Parish Council

23th April 2025