



Minutes for the Planning Committee Meeting
Held at 7.30 pm on
Monday 28 April 2025
Parish Council Office, Link Road,
Great Missenden, Bucks 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: 7.37 pm

Public Forum: None

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

P2025/29 Apologies: Cllrs: C Bains, M Everitt

P2025/30 Declarations of Interest: None

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

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 felling and tree protection** –The location of the replacement trees on Kiln Road have been confirmed but still pending from Dave Roberts of Bucks Highways is a start date. The committee with respect will remind Highways that the offence was committed 2 years ago, April 2023, and the application was ratified 6 months ago without penalties to the owner of Orchard End. The committee feel strongly that unless there is a negative consequence homeowners will continue to chop trees. Bucks Council to be chased again for the courtesy of a reply/update.

3. **Common path** access to the pond between Collings Walk and Wycombe Road in Prestwood has been closed by a fence this year. The land is opposite Collings Hanger Farm and it is not a public right of way. The council will refer back to the residents' enquiry as soon as practicably possible.

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

GMPC does not object

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 **GMPC does not object**

3. Walnut - fell (Conservation Area: Little Missenden)
Tobys Lane Farm Tobys Lane Little Missenden Buckinghamshire HP7 0RF
Ref. No: PL/25/0929/KA **GMPC does not object per se,**
but we would prefer that the trunk of the tree be preserved for wildlife habitat as a wildlife monolith.

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 **GMPC does not object per se,**
however given the enlarged dwelling the committee would ask that parking is commensurate with the number of bedrooms/increases in net habitable accommodation.

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 **GMPC does not object but**
please clarify as there is no decision on the listed building application of 23 January 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 **GMPC does not object**

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 **GMPC does not object**

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 **GMPC does not object**

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 ****

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

P2025/35 Matters for information

Meeting closed : 8.31pm

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

Tracy Georgiades, Deputy Clerk to Great Missenden Parish Council 30th April 2025