



Agenda for the Planning Committee Meeting
Monday 2nd June 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:

P2025/36 Apologies:

P2025/37 Declarations of Interest:

P2025/38 Minutes: Minutes of the meeting held on **Monday 28 April 2025** for signing.

P2024/39 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 are discussions between Peker Holdings and Network Rail to see if station approach access could be used even though the other application is not approved. Peker are also speaking to Bucks Council to maybe see if Halfway House SANG in Chesham might be appropriate for them to use.

2. **PL/22/2667/FA Orchard End Greenlands Lane** – Flowering Cherries now planted on Kiln Road and look fabulous.

3. **Little Missenden Parish Neighbourhood Plan** - Little Missenden Parish Council is preparing a Neighbourhood Plan covering the whole Parish. Over the past couple of years, the Neighbourhood Plan Steering Group has undertaken initial consultation and gathered background evidence.

It has now completed a draft Neighbourhood Plan. In accordance with the 2012 Neighbourhood Planning (General) Regulations (Regulation 14), the Draft Neighbourhood Plan is **out to formal consultation for a period of six weeks from 12 May to 25 June 2025. Your comments are, therefore, invited.**

To assist you in this, below is the link to our comments form. You can also make any comments by e-mail (or letter). It is hoped that as many people as possible will use electronic means to read the plan and submit comments in the interests of efficiency and the environment.

[LMPC NP Comment Form](https://www.littlemissendenparish.gov.uk/neighbourhood-plan/)

<https://www.littlemissendenparish.gov.uk/neighbourhood-plan/>

The Draft Plan and accompanying documents are on the Parish Council website:

<https://www.littlemissendenparish.gov.uk/neighbourhood-plan/>

Little Missenden Parish Council are also holding drop-in sessions where all the documents can be viewed on Thursday mornings in Rossetti Hall, New Pond Road, HP15 6SU between 9am and 12 noon.

4. **Concrete Bollards** the owner of **Bowral House** has installed on the Highway verge - **Broombarn Lane**. Highways and Fix My Street informed but no action taken. Cllr Martin has reported that the bollards will be removed by the resident.

5. **Thames Water (TW) sewerage infrastructure** -On 18th May Jake Morley from Thames Water met with CB, AH, ME and PM following concerns from GMPC regarding hyperstatic overload. Jake Morley advised regarding process for TW when contacted regarding planning for 10+ developments. CB has asked for

infrastructure plans for GM and Prestwood, and also for information on any planned upgrades to the local system through this current AMP cycle."

P2025/40 PLANNING APPLICATIONS for consideration

Summary of Applications for Great Missenden Parish validated and up to date as at midday on Wednesday 28th May 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. Variation of condition 10 (approved plans) of planning permission PL/20/3845/DE (Reserved matters following outline planning permission CH/2018/0628/OA (Outline Application for construction of two detached dwellings with access via upgraded existing driveway) to allow inclusion of two additional high-level rooflights to master bedrooms on front roof slopes of both plots, and single garage to Plot 1 which reflects that of Plot 2.

Land at Rear Of Rosadel and Westway Spurlands End Road Great Kingshill Buckinghamshire

Ref. No: PL/25/1170/VRC | Validated: Mon 12 May 2025 | Expiry date: Tue 03 Jun 2025

2. Proposed single storey side/rear extension, internal alterations, erection of carport, altered vehicular access, secondary vehicular access and associated landscaping and parking

The Doctors House Grimms Hill Great Missenden Buckinghamshire HP16 9BA

Ref. No: PL/25/1147/FA | Validated: Fri 09 May 2025 | Expiry date: Tue 03 Jun 2025

3. Demolition of two existing outbuildings and replacement with a single storey garden room

Hampden View Broomfield Hill Great Missenden Buckinghamshire HP16 9PD

Ref. No: PL/25/1038/FA | Validated: Mon 31 Mar 2025 | Expiry date: Thu 22 May 2025

4. Construction of proposed 2.4 meter high steel security fence to front of property

Collingshanger Farm 100 Wycombe Road Prestwood Buckinghamshire HP16 0HP

Ref. No: PL/25/1097/FA | Validated: Mon 31 Mar 2025 | Expiry date: Wed 28 May 2025

5. Construction of 2 metre high timber close boarded fence along front boundary

The Elms 66 Wycombe Road Prestwood Buckinghamshire HP16 0HW

Ref. No: PL/25/1099/FA | Validated: Mon 31 Mar 2025 | Expiry date: Wed 28 May 2025

6. Construction of part single/part two storey rear extension, new porch and replacement conservatory roof

Laburnham Villa 131 High Street Prestwood Buckinghamshire HP16 9EX

Ref. No: PL/25/1123/FA | Validated: Mon 07 Apr 2025 | Expiry date: Wed 28 May 2025

7. Construction of new raised roof in connection with loft conversion to bungalow, construction of rear/side extension following removal of existing garage, alterations to driveway and fenestration

Ravenscroft Church Path Prestwood Buckinghamshire HP16 0QJ

Ref. No: PL/25/1248/FA | Validated: Tue 22 Apr 2025 | Expiry date: Tue 10 June 2025

8. Construction of single storey side/rear extension, infill extension to second floor front, fenestration and external alterations

18 Elmtree Green Great Missenden Buckinghamshire HP16 9AF

Ref. No: PL/25/1029/FA | Validated: Mon 31 Mar 2025 | Expiry date: Wed 28 May 2025

9. Erection of a new dwelling and detached garage

Land Adjacent To Idaho Cottage 36 Wycombe Road Prestwood Buckinghamshire HP16 0PJ

Ref. No: PL/21/2143/FA | Validated: Thu 17 Jun 2021 | Expiry date: Tue 10 June 2025

GMPC has submitted past comment.

10. Certificate of Lawfulness for proposed construction of single storey rear extension
43 Winslow Field Great Missenden Buckinghamshire HP16 9AR
Ref. No: PL/25/0998/SA | Validated: Mon 31 Mar 2025 | Determination date: Mon 26 May 2025

11. Notification under The Town and Country Planning (General Permitted Development) Order 2015, Part 1 of Schedule 2 Class A for: single storey rear extension (depth extending from the original rear wall of 4.30 metres, maximum height 3.40 metres, eaves height 2.35 metres)
Oldstocks Village Road Ballinger Buckinghamshire HP16 9LF
Ref. No: PL/25/1151/PNE | Validated: Tue 22 Apr 2025 | Determination date: 02 June 2025

For Information Only

1. In accordance with the requirements of Paragraph 12 of Schedule 17 and Paragraph 5 of Schedule 16 to the High Speed Rail (London - West Midlands) Act 2017, the nominated undertaker hereby requests an agreement of SITE RESTORATION of land to the south and south-west of the HS2 Chesham Road Intervention Shaft site.

Land To The South and South-west Of The Chesham Road Intervention Shaft Chesham Road Hyde End Buckinghamshire

Ref. No: PL/25/1494/HS2 | Validated: Mon 12 May 2025 | Status: Registered

2. Approval under Paragraph 21 of Schedule 17 to the High Speed Rail (London - West Midlands) Act 2017 for non-material changes to the approved plans and specifications reference PL/23/1591/HS2 relating to the Chiltern Tunnel North Portal and associated buildings, fencing and permanent lighting, access road earthworks.

The Site Is Located Within The South Heath Cutting, To The West Of Frith Hill South Heath Great Missenden Buckinghamshire

Ref. No: PL/25/1496/NMA | Validated: Tue 13 May 2025 | Expiry date : Fri 06 Jun 2025

3. In accordance with the requirements of Paragraphs 2 and 3 of Schedule 17 to the High-Speed Rail (London - West Midlands) Act 2017, the nominated undertaker hereby requests approval of PLANS AND SPECIFICATIONS relating to the following development authorised by the Act: A diversion of existing Leather Lane road commencing on that road at a point 720 metres west of the junction of that road with Kings Lane and Potter Row and terminating on that road at a point 116 metres west of that junction (Scheduled Work No. 2/20) and construction of the Leather Lane green overbridge; South Heath Cutting (Part Of) Railway Track Alignment (Scheduled Work No. 2/14); earthworks associated with the realigned sections of Leather Lane highway. Earthworks associated with the Mid Point Auto-Transformer Station (MPATS) compound, associated MPATS access road and the location of the Global System for Mobile Communications-Railway (GSM-R) mast. Landscape earthworks (contours) within the site boundary; no. 2 drainage basins with associated headwalls; drainage ditches (on top of the eastern crest); location of permanent fencing; and location of Vehicle Restraint System (VRS).

Land To The North Of Great Missenden and South Of The Lee Between The Settlements Of South Heath and Wendover (This Site Comprises Part Of Leather Lane Which Lies To (north) Of Great Missenden and To (south) Of Wendover Dean)

4. T131 - Norway maple - remove deadwood, T140 Horse chestnut - reduce (top) to 5-7m habitat feature, T141 Silver maple - remove epicormic from base and stem to c.2.5m, T162 Silver maple - establish as c.6-8 m high structural pollard form, T119 Common lime - remove deadwood and prune broken hanging branches to source. (Conservation Area: Great Missenden)

Planning Application

Buryfield Recreation Ground Link Road Great Missenden Buckinghamshire

Ref. No: PL/25/1243/KA | Validated: Thu 17 Apr 2025 | Expiry date: Wed 28 May 2025

P2025/41 Correspondence:-

a) **Appeals** - correspondence from Buckinghamshire Council regarding appeal cases – status as at Wednesday 28th May 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 - **MAY - In progress: Interested Party Comments due 10 Apr 2024 and Appellant/LPA Final Comments due 02 May 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 – Not yet decided May 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 May 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 May 2025
5. **HP16 9JDBroombar Lane verge** – during the development of **Cherry Trees, Broombar 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. May - in progress : Appellant/LPA Final Comments were due 10 Apr 2025

b) Buckinghamshire Council by **Wednesday 28th May 2025 as** have submitted a **series of outcomes** of planning applications. See list below.

****ONLY DECISIONS OF INTEREST LISTED ****

1. 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
PARISH: GMPC does not object in principle; however, considering the enlarged dwelling, the Committee requests that parking provisions align with the number of bedrooms and any increases in net habitable accommodation.
CASE OFFICER:
PARKING:: The site falls within Zone C. Adequate parking is provided within the plot, in accordance with the Buckinghamshire Parking Standards.
REFUSED: The proposed works include substantial works to the roof of the dwelling in an area where there are likely to be bats, which are a protected species. The applicant has failed to submit a preliminary roost assessment (PRA) or any other similar ecological survey, to assess the suitability of the building for bat.

2. PL/25/0585/FA | 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

PARISH: 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 a 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: The comments of the Parish Council are acknowledged. Although the proposal includes the loss of the garage, it is considered that according to the Buckinghamshire Parking Standards, it does not meet the minimum requirements. Although the number of bedrooms increases from two bedrooms to three bedrooms, it is considered that a similar increase in bedrooms can be done under permitted development and it is acknowledged that the previously approved application PL/25/0162/SA potentially includes three bedrooms. Therefore, it is considered that no more additional car parking is required on site and that it is considered that adequate parking is provided within the plot, in accordance with the Buckinghamshire Parking Standards.

P2025/42

Matters for information

Date of Next Meeting – Tuesday 1st July 2025 @ 7.30pm

Tracy Georgiades, Deputy Clerk to Great Missenden Parish Council

28th May 2025