



Agenda for the Planning Committee Meeting
Monday 4th August 2025
At 7.30 pm in the Committee Room of the Memorial Hall,
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:

P2025/50 Apologies:

P2025/51 Declarations of Interest:

P2025/52 Minutes: Minutes of the meeting held on **Tuesday 1st July 2025** for signing.

P2024/53 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. July 30th – no further information.

2. **Concrete Bollards** the owner of **Bowral House** has installed on the Highway verge - **Broombarn Lane**. Cllr Martin is following up with Bucks Council.

3. **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. Pending Thames Water

4. **Prestwood Motocross – behind Sprinters Gym - Honor End Lane, Prestwood - Prestwood Moto x park, a place for the motocross community to come together and enjoy practicing**
Enforcement case number: ES/25/00177/COU. Cllr Peter Martin is following the enforcement up to see if the correct licences, insurance and permissions are in place.

P2025/54 PLANNING APPLICATIONS for consideration

Summary of Applications for Great Missenden Parish validated and up to date as at midday on Wednesday 30th July 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 2 (approved plans) of planning permission CH/2017/1943/FA (consented via appeal APP/X0415/W/18/3202026) to allow variation of the approved drawings such that Units 1, 2 and 3 are rotated 90 degrees, Unit 4 is detached, Units 5, 6, 7 and 8 are a curved terrace, Unit 20 is detached and Units 26-30 are repositioned

Land at The Rear Of The Old Red Lion Great Missenden Buckinghamshire

Ref. No: PL/25/1757/VRC | Validated: Thu 17 Jul 2025 | Expiry date: 7 August 2025

2. Single storey rear extension

Oldstocks Village Road Ballinger Buckinghamshire HP16 9LF

Ref. No: PL/25/1806/FA | Validated: Fri 18 Jul 2025 | Expiry date: 13 August 2025

3. Outline application for the erection of 18 dwellings including 9 affordable units (matter to be considered at this stage: access)

Land Adjacent To Hampden Farm Barn Greenlands Lane Prestwood Buckinghamshire HP16 9QX

Ref. No: PL/25/1732/OA | Validated: Wed 16 Jul 2025 | Expiry date: 7 August 2025

4. Removal of existing garage and erection of a larger replacement garage, along with the construction of a single-storey incidental outbuilding.

Broomfield Cottage Broomfield Hill Great Missenden Buckinghamshire HP16 9PD

Ref. No: PL/25/1658/FA | Validated: Mon 30 Jun 2025 | Expiry date: 22 July 2025

5. Single storey side/rear extension, front porch, new garage door and internal alterations

Dell House 6 Beech Lane Prestwood Buckinghamshire HP16 9DP

Ref. No: PL/25/1514/FA | Validated: Fri 27 Jun 2025 | Expiry date: 22 July 2025

6. Approval of condition 3 (ecology) of planning permission PL/24/3639/FA - Construction of a 3 bed dwelling to be attached to the existing dwelling.

29 Peters Close Prestwood Buckinghamshire HP16 9ET

Ref. No: PL/25/2228/CONDA | Validated: Tue 15 Jul 2025 | Expiry date: N/A

Determination date: 9 September 2025

7. Work to trees in accordance with a submitted schedule (TPO/1946/002)

Overstroud Cottage Frith Hill Great Missenden Buckinghamshire HP16 9QE

Ref. No: PL/25/2195/TP | Validated: Fri 11 Jul 2025 | Expiry date: 12 August 2025

8. Demolition of existing outbuildings and construction of a single storey rear extension and Storey side extension.

Chenies Nags Head Lane Great Missenden Buckinghamshire HP16 0HG

Ref. No: PL/25/2097/FA | Validated: Fri 25 Jul 2025 | Expiry date: 19 August 2025

9. Addition of a conservatory to the side of the property

57 Winslow Field Great Missenden Buckinghamshire HP16 9AR

Ref. No: PL/25/2103/FA | Validated: Wed 02 Jul 2025 | Expiry date: 19 August 2025

10. Infill the space below the existing canopy to the south side of the main building with a new glazed panel and entrance doors.

Prestwood Junior School Clare Road Prestwood Buckinghamshire HP16 0NR

Ref. No: PL/25/2072/SA | Validated: Mon 30 Jun 2025 | Expiry date: N/A

Determination date: 25 August 2025

11. T1 Oak, T2 Oak, T3 Sycamore, T4 Sycamore, T5, Cherry, T6 Oak, reduce each of these trees by a maximum of 30%. (TPO/1988/039)

Four Oaks Broomfield Hill Great Missenden Buckinghamshire HP16 9HT

Ref. No: PL/25/2068/TP | Validated: Mon 30 Jun 2025 | Expiry date: 28 Jul 2025

12. Single storey rear extension

Cherry Tree Cottage Rignall Road Great Missenden Buckinghamshire HP16 9AJ

Ref. No: PL/25/2040/FA | Validated: Thu 26 Jun 2025 | Expiry date: 18 August 2025

13. Part two storey rear extension. Part single storey rear extension with 55

53 and 55 High Street Great Missenden Buckinghamshire HP16 0AL

Ref. No: PL/25/1937/FA | Validated: Wed 23 Jul 2025 | Expiry date: 18 August 2025

14. Internally illuminated digital display screen
12 - 16 Station Approach Great Missenden Buckinghamshire HP16 9AZ
Ref. No: PL/25/1902/AV | Validated: Mon 28 Jul 2025 | Expiry date: 19 August 2025
15. Demolition of garage and rear conservatory structures Rear extension Loft conversion
Lockwood 14 The Glebe Prestwood Buckinghamshire HP16 9DN
Ref. No: PL/25/1947/FA | Validated: Fri 20 Jun 2025 | Expiry date: 18 August 2025
16. Externally illuminated free standing sign
Geans Dental Ground Floor Front The Geans 3 Wycombe Road Prestwood
Ref. No: PL/25/1504/AV | Validated: Tue 24 Jun 2025 | Expiry date: 16 July 2025
17. Erection of 2 single storey side extensions
Mortimer House Village Road Ballinger Buckinghamshire HP16 9LQ
Ref. No: PL/25/1608/FA | Validated: Thu 22 May 2025 | Expiry date: 29 Jul 2025
18. Listed building consent for erection of 2 single storey side extensions
Mortimer House Village Road Ballinger Buckinghamshire HP16 9LQ
Ref. No: PL/25/1609/HB | Validated: Thu 22 May 2025 | Expiry date: 29 Jul 2025
19. Variation of condition 5 (approved plans) of planning permission PL/23/1234/FA (Ground floor wraparound extension, internal alterations, floor plan redesign and all associated works) to allow replacement of the proposed garage door by a window
Greenleigh 6 Kings Lane South Heath Buckinghamshire HP16 0QZ
Ref. No: PL/25/1782/VRC | Validated: Fri 06 Jun 2025 | | Expiry date: 12 August 2025
20. Relocation and rebuilding of existing garage to include office/playroom in roofspace.
Rignalls Cottage Mapridge Green Lane Great Missenden Buckinghamshire HP16 9PH
Ref. No: PL/25/1949/FA | Validated: Fri 20 Jun 2025 | Expiry date: 12 August 2025
21. Proposed change of use of land to the north and east of Hildreths Garden Centre to dog exercise fields (sui generis) together with erection of fencing.
169 Wycombe Road and Land To The North and East Prestwood Buckinghamshire HP16 0H
Ref. No: PL/25/1689/FA | Validated: Thu 29 May 2025 | Expiry date: 12 August 2025
22. Proposed single storey rear conservatory.
High Ridge 27 Kings Lane South Heath Buckinghamshire HP16 0QY
Ref. No: PL/25/1846/FA | Validated: Thu 12 Jun 2025 | Expiry date: 12 August 2025
23. Erection of 10x, 6.4m high floodlights for the lighting of a manege (Retrospective)
Kingshill Stables Heath End Road Great Kingshill Buckinghamshire HP15 6HS
Ref. No: PL/25/1807/FA | Validated: Tue 10 Jun 2025 | Expiry date: 14 August 2025
24. Certificate of lawfulness for proposed conversion of garage to habitable use to include the removal of asbestos roof, new mono-pitched roof and roof lights. Installation of patio doors.
Alcantara 1 High Street Prestwood Buckinghamshire HP16 9EE
Ref. No: PL/25/1518/SA | Validated: Mon 23 Jun 2025 | Expiry date: N/A
Determination date: 18 August 2025
25. Garage conversion with window to front elevation, stove flue to rear elevation and changes to fenestration on rear elevation. Erection of gate and fence. Adjustments to pavement crossover and parking area
12 Stocklands Way Prestwood Buckinghamshire HP16 0SJ
Ref. No: PL/25/1501/FA | Validated: Tue 17 Jun 2025 | Expiry date: 15 July 2025

For Information only

1. Request under Schedule 17 to the High - Speed Rail (London - West Midlands) Act 2017 for works comprising: discharge of detail required for Condition 1 (Materials) and Condition 2 (Green Roof) of Plans and Specifications approval reference PL/23/1591/HS2 (as amended by Non-Material Change approval reference PL/25/1496/NMA)

The Ancillary Building Is Located at The Chilterns Tunnel North Portal Near South Heath Great Missenden Buckinghamshire

Ref. No: PL/25/2130/HS2 | Validated: Fri 04 Jul 2025 | Status: Decided

2. Construction of new stables and feed/tack store on site of existing dilapidated stables (renewal of planning permission PL/21/4691/FA)

Peterley Wood Farm Barn Peterley Lane Prestwood Buckinghamshire

Ref. No: PL/25/1541/FA | Validated: Fri 16 May 2025 | Status: Conditional Permission

3. Demolition of existing conservatory and replace with single storey rear extension

19 The Glebe Prestwood Buckinghamshire HP16 9DN

Ref. No: PL/25/1567/FA | Validated: Tue 20 May 2025 | Status: Conditional Permission

P2025/55 Correspondence:-

a) **Appeals** - correspondence from Buckinghamshire Council regarding appeal cases – status as at Wednesday 30th June 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 – **JULY – No event date or decision date.**

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 – JULY – No event date or decision date.

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 – JULY – No event date or decision date.

5. **HP16 9JD Broombar 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 - **JULY – No event date or decision date.**

b) Buckinghamshire Council by **Wednesday 30th July 2025** as have submitted a **series of outcomes** of planning applications. See list below.

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

1. PL/25/1097/FA | Construction of proposed 2.2 metre high security fence and screen hedging to front of property.

Collingshanger Farm 100 Wycombe Road Prestwood Buckinghamshire HP16 0HP

CONDITIONAL PERMISSION

PARISH : 'GMPC objections on the following material considerations:

i) Visual amenity loss

ii) Proximity to a grade II Listed Barn and

iii) Because of the industrialization of a character heritage farm in the beautiful National Landscape GMPC requests a referral to the Heritage Team for their input on this application.'

CASE OFFICER: The proposed fence is 2.2m in height and finished in a green colour with vegetation planted between the existing dwarf wall and fence. This is considered satisfactory in this location so as not to detract from the character and appearance of the National Landscape. The fencing would be located adjacent to the site boundary with the road so as to provide security for the farm. It would have a functional purpose but has been designed to respect openness of the Green Belt and utilise appropriate materials that respect the agricultural character of the site. The planting will soften the impact in local views also

2. 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

CONDITIONAL PERMISSION

PARISH: GMPC does not object per se, but the Committee insists on Bucks Council ensuring the use of hard surfacing of permeable materials for all proposed and additional hardstanding

CASE OFFICER: No harm is identified with regards to conflict with the purposes of the Green Belt. As such the proposed development is considered to comply with the exception to inappropriate development as specified by Paragraph 154 and is acceptable in Green Belt terms.

3. PL/24/1656/FA | Single storey rear extension and balcony, part two storey part first floor side extensions and rear patio

The Lawns Rignall Road Great Missenden Buckinghamshire HP16 9PE

CONDITIONAL PERMISSION

PARISH: GMPC would like to BNG

Officer's response: As the application is a householder application it is exempt of mandatory biodiversity net gain requirements.

P2025/56

Matters for information

Date of Next Meeting – Monday 1st September August 2025 @ 7.30pm

Tracy Georgiades, Deputy Clerk to Great Missenden Parish Council

30th July 2025