



**Minutes for the Planning Committee Meeting**  
**Held at 7.30 pm on**  
**Tuesday 1<sup>st</sup> July 2025**  
**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.

**Meeting commenced: 7.31 pm**

**Public Forum:** Fourteen residents objected to Planning Application No. 1 (Ref: PL/25/1760/PIP). The architect representing Rufton Property Services was also present.

**Present:** Cllrs: C Bunting (chair), L Cook, M Everitt, J Gladwin, R Pusey, V Marshall, M Johnstone

**P2025/43 Apologies:** Cllr Bains

**P2025/44 Declarations of Interest:** None.

**P2025/45 Minutes:** Minutes of the meeting held on **Monday 2nd June 2025** were signed.

**P2024/46 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. Halfway House is being progressed.

2. **Neighbourhood Plan -Funding Withdrawn**

Following Friday's (20<sup>th</sup> June) announcement that the Government had withdrawn funding for Neighbourhood Plans, Dr James Derounian, SLCC Community Governance Module Tutor, and National Teaching Fellow, has launched a petition to reinstate support funding for community-led Neighbourhood Plans, led by the organisation, 'Locality'.

3. **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. A further message from Bucks Council asserts the concrete bollards on Broombarn Lane have been placed on private land. A Land Registry Title Plan of houses in the locality and the title boundary line of the land that is now owned by Bowral House appears to show clearly the highway verge is not privately owned for this plot of land. Cllr Martin is following up with Bucks Council.

4. **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. A chase up to TW has been made.

5. **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**  
ES/25/00177/COU enforcement case is logged with Bucks Council. It was logged by a resident last year and is active. Email and video complaints have been received by the parish council about noise. Cllr Peter Martin is following the enforcement up to see if the correct licences, insurance and permissions are in place.

## **P2025/47 PLANNING APPLICATIONS for consideration**

**Summary of Applications for Great Missenden Parish validated and up to date as at midday on Wednesday 25<sup>th</sup> June 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. Permission in principle for a minimum of 5 and a maximum of 5 dwellings

**Land at 51, 53 and 55A High Street And Creag Nan Damh Nairdwood Lane Prestwood**

**Buckinghamshire HP16 0NH**

**Rufton Property Services**

Ref. No: PL/25/1760/PIP

**GMPC : CALL IN**

Great Missenden Parish Council (GMPC) will **CALL IN** this application. The Council notes that this is a Permission in Principle (PIP) application, which, if granted, would approve an access road onto Prestwood High Street and the construction of up to five houses.

**Planning, Growth & Sustainability – Planning and Environment** has already identified a flood risk associated with the site. From an ecology perspective, it is also noted that during a PIP stage, there should be no removal or alteration of hedges or trees. Additionally, appropriate ecological surveys must be undertaken, including those for bats, badgers, and other protected species.

The Parish Council has significant concerns regarding this application, including:

1. **Highway Safety** – The proposed access onto Prestwood High Street is unsafe. The visibility splays are inadequate, particularly where there is dedicated disabled parking.
2. **Pedestrian Safety** – There is no clear provision for a pavement or safe pedestrian access.
3. **Parking Impact** – The proposal includes two large houses, potentially generating parking demand for up to eight vehicles.
4. **Water and Drainage Infrastructure** – There are existing issues with water infrastructure, including regular flooding in Orchard Lane.
5. **Waste Management** – Concerns over how waste will be managed, particularly in relation to properties such as Creagh Nan Damh (off Nairdwood Lane).
6. **Impact of Delivery Vehicles** – Modern delivery demands (e.g. Ocado, Amazon) raise concerns over access for larger vehicles in an already constrained area.
7. **Ecology** – as a green space and wildlife corridor within the centre of the village we are concerned about reports of trees and hedges being removed in preparation for development when it is known that protected species (bats and badgers) are present. Is this a PIP when works are being carried out? If there are preparations being made for development, and protected species are present, should a full ecology report be requested now?

**The Parish Council will CALL IN this application based on the following grounds:**

- **Highway Safety** – Serious concerns regarding the proposed access road from Prestwood High Street and the alternative access to Nairdwood Lane.
- **Overdevelopment** – The proposed five houses are excessive for the site and represent overdevelopment.
- **Inadequate Infrastructure** – The current local infrastructure is insufficient to support further development. This includes pressures on doctors, dentists, schools, and other community services.
- **Impact on Local Businesses** – The proposal may have a detrimental effect on Prestwood High Street.

2. 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

**GMPC does not object**

3. Replacement of boundary fencing and gates

**Prestwood Infant School Moat Lane Prestwood Buckinghamshire HP16 9DF**

Ref. No: PL/25/1448/FA

**GMPC does not object**

4. Certificate of lawfulness for proposed single storey front infill extension, ramp and steps

**Prestwood Infant School Moat Lane Prestwood Buckinghamshire HP16 9DF**

Ref. No: PL/25/1446/SA

**GMPC does not object**

5. Approval of conditions 2 (external materials) and 3 (windows, doors, rooflight, surrounds and other joinery) of planning permission PL/24/3874/FA - Demolition of conservatory, erection of single storey rear extension and internal alterations

**Cats Croft Kiln Road Prestwood Buckinghamshire HP16 9DG**

Ref. No: PL/25/1309/CONDA

**GMPC does not object**

6. 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

**Stocklands Way Prestwood Buckinghamshire HP16 0SJ**

Ref. No: PL/25/1501/FA

**GMPC does not object**

to the application. However, the Parish Council asks whether Buckinghamshire Council has guidance regarding the use of wood-burning stoves, particularly as some areas of the county are designated as Smoke Control Areas.

### **For Information Only**

Notification under Regulations 7 and 7A of the Electronic Communications Code (Conditions and Restrictions) Regulations 2003 (as amended) of the intention to install 1x external hole and 100m fibre cable with fibre equipment on ticket office, 5m pigtails to NTE

**Great Missenden Railway Station Station Approach Great Missenden Buckinghamshire HP16 9AZ**

Ref. No: PL/25/1904/UA

**Noted**

### **P2025/48 Correspondence:-**

a) **Appeals** - correspondence from Buckinghamshire Council regarding appeal cases – status as at Wednesday 25<sup>th</sup> 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 28<sup>th</sup> February 2023.

Reference: APP/X0415/F/23/3336157 - **MAY – Not yet decided.**

**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 June 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 – APPEAL DISMISSED 18<sup>th</sup> June.**

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 21 Jan 2025 – Not yet decided June 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 - **June - Not yet decided.**

- b) Buckinghamshire Council by **Wednesday 25<sup>th</sup> June 2025** as have submitted a **series of outcomes** of planning applications. See list below.

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

1. PL/25/1029/FA | 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  
**PARISH:** "No objection". However, would like to note that surface water run-off is a problem in this low-lying point in the village and request that this is considered in this development  
**CASE OFFICER:** Is the proposed development in a flood risk area? **No Risk of flooding from surface water 2025.**
2. PL/25/1038/FA | Demolition of two existing outbuildings and replacement with a single storey garden room  
**Hampden View Broomfield Hill Great Missenden Buckinghamshire HP16 9PD**  
**PARISH – Neutral - But GMPC supports local biodiversity,** both flora and fauna being our priorities. Development encroaches on biodiversity significantly, and we request that, where development takes place, that a biodiversity net gain is applied. Our approach to development and/or land management aims to leave the natural environment in a measurably better state than it was beforehand. The Council initiatives support the replacement of felled trees and hedges taken down and the erection of bird and bat boxes  
**CASE OFFICER:** In this case, the outbuilding is small and subordinate in scale to the original dwelling and therefore complies with Green Belt policy. The proposed outbuilding will replace two small existing outbuildings. In relation to increase in size is not considered to be materially large than the buildings it replaces. It is considered to be small scale in relation to the size of the dwelling and curtilage. It is therefore considered to be acceptable under Green Belt policy.  
Does the proposal impact on biodiversity and green infrastructure? **No**

**P2025/49 Matters for information - None**

**Meeting closed at 8.25 pm**

**Date of Next Meeting – Tuesday 4<sup>th</sup> August 2025 @ 7.30pm**

Tracy Georgiades, Deputy Clerk to Great Missenden Parish Council      1<sup>st</sup> July 2025