



Agenda for the Planning Committee Meeting

Monday 3rd November 2025

At 7.30 pm

in the Parish Meeting Room of Great Missenden Parish Council,

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:

P2025/72 Apologies:

P2025/73 Declarations of Interest:

P2025/74 Minutes: Minutes of the meeting held on **Monday 6th October 2025** for signing.

P2024/75 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. October 2025 – no further information.

2. **Thames Water (TW) sewage infrastructure** -On 18th May Jake Morley from Thames Water met with CB, AH, ME and PM following concerns from GMPC regarding hydraulic 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. Following a recent conversation with Jake Morley he explained that Thames Water (TW) advise local authorities, but TW is not a statutory consultee. Developers have an automatic right to connect to TW foul system a right TW are lobbying to change. TW use a "Grampian order" which refers to a Grampian condition, a type of planning condition that prevents new developments from being occupied until sufficient infrastructure, such as sewerage or water supply upgrades, is in place to handle the extra demand. Thames Water frequently requests these conditions from local planning authorities to ensure new housing doesn't overload existing infrastructure, with planning permission being conditional on the necessary upgrades being completed first. If Great Missenden is connected to the recently upgraded Chesham Treatment works, there is plenty of capacity. If the flow is going to Princes Risborough there is planned upgrade in 2027. Also Planning Applications do show TW responses. October – no further information.

3. Prestwood Moto Cross/Banger racing site –Brickfield Barn, Honor End Lane, Prestwood - Prestwood Moto x park, a place for the motocross community to come together and enjoy practicing

As of October, enforcement case ES/25/00177/COU has been closed. Under the General Permitted Development Order (GPDO), Brickfields is permitted to use the land for motor racing activities — including banger racing — for up to 14 days per calendar year. As the site has a historic record of being used for banger racing, it is considered to have deemed planning permission for such activities.

Consequently, the council currently has limited powers to intervene. However, the Environmental Health Case Officer will continue to monitor the site and any future events to ensure compliance with relevant regulations.

P2025/76 PLANNING APPLICATIONS for consideration

Summary of Applications for Great Missenden Parish validated and up to date as at midday on Wednesday 29th October 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. Proposal to pollard 1 x Eucalyptus at the previous pruning location at 4 meters
Missenden Abbey High Street Great Missenden Buckinghamshire HP16 0BD
Ref. No: PL/25/4383/KA | Validated: Tue 07 Oct 2025 | Expiry date: 3 November 2025
2. Certificate of Lawfulness for proposed removal of the existing metal & glass roof over the existing side conservatory (but retaining the existing walls) - then replace with a new flat roof and roof lantern
Springfield 88 Clare Road Prestwood Buckinghamshire HP16 0NU
Ref. No: PL/25/4342/SA | Validated: Mon 06 Oct 2025 | Determination: Mon 01 Dec 2025 (no expiry date)
3. Certificate of Lawfulness for proposed partial garage conversion
12 Walnut Close Great Missenden Buckinghamshire HP16 9AL
Ref. No: PL/25/4175/SA | Validated: Tue 30 Sep 2025 | Determination: Tue 25 Nov 2025 (no expiry date)
4. T1 Oak - Whole Crown Reduction to previously reduced points carried out in 2018 (3-4m)
Waldingfield Martinsend Lane Great Missenden Buckinghamshire HP16 9HS
Ref. No: PL/25/4134/TP | Validated: Mon 29 Sep 2025 | Expiry date: 4 November 2025
5. Cut back the overhanging branches and foliage of Holly (T1), Ash (T2), Elder (T3), and Hazel (T4) trees to the boundary line of the property. (Great Missenden Conservation Area).
24 High Street Great Missenden Buckinghamshire HP16 9AB
Ref. No: PL/25/4043/KA | Validated: Wed 24 Sep 2025 | Expiry date: 3 November 2025
6. Variation of conditions 2 (materials) and 4 (approved plans) of planning permission ref: PL/24/1023/FA (Single storey rear and front extensions, loft conversion with new rear roof, rear dormers and roof lights) to allow for a change of wall materials from brick to render to part of front and sides and timber/timber look vertical cladding to porch and rear; windows from to match existing to dark (black) coloured frames; and roof from red tiles to grey tiles together with additional ground floor side windows and the relocation of rooflights and ground floor side window.
Red Roofs Spurlands End Road Great Kingshill Buckinghamshire HP15 6HX
Ref. No: PL/25/3631/VRC | Validated: Thu 11 Sep 2025 | Expiry date: 7 November 2025
7. Single storey rear extension
Fair Holme Nags Head Lane Great Missenden Buckinghamshire HP16 0HG
Ref. No: PL/25/3572/FA | Validated: Tue 09 Sep 2025 | Expiry date: 7 November 2025

For Noting:

1. In accordance with the requirements of Paragraphs 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:
Lighting equipment at Chilterns Tunnel North Portal
Chilterns Tunnel North Portal South Heath Buckinghamshire
Ref. No: PL/25/2975/HS2 | Validated: Mon 18 Aug 2025 | Status: Consent Approved

P2025/77 Correspondence:-

a) **Appeals** - correspondence from Buckinghamshire Council regarding appeal cases – status as at Wednesday 29th October 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 – **OCTOBER – 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 – OCTOBER – 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 – OCTOBER – No event date or decision date.

5. HP16 9JD Broombarn 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 - **OCTOBER – No event date or decision date.**

b) Buckinghamshire Council by **Wednesday 29th October 2025** as have submitted a **series of outcomes** of planning applications. See list below.

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

Currently - **No Items.**

P2025/78 Matters for information

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

Tracy Georgiades, Deputy Clerk to Great Missenden Parish Council

29th October 2025