



## Agenda for the Planning Committee Meeting

Monday 6<sup>th</sup> October 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:

**P2025/64 Apologies:**

**P2025/65 Declarations of Interest:**

**P2025/67 Minutes:** Minutes of the meeting held on **Monday 1st September 2025** for signing.

### **P2024/68 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. September 2025 – no further information.
- 2. Broombar Lane Concrete Bollards** - the owner of **Bowral House** has installed on the Highway verge. A notice to remove the bollards within 28 days has been issued.
- 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. 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.
- 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 has arranged with the Environmental Health Office's Noise team to install monitoring equipment at a nearby resident's home ahead of a weekend event. Once the equipment is collected an analysis of the recordings and next steps would be considered. Currently there are no events to monitor.
- 5. Proposed battery energy storage facility and associated works**  
**Mop End Farm Mop End Lane Mop End Buckinghamshire HP7 0QP**

Ref. No: PL/25/2447/FA | Received: Tue 29 Jul 2025 | Validated: Fri 15 Aug 2025 | Expiry date: 8 October 2025

PL/25/2447/FA. There has been no consultation and a company has been employed as a lobbying company, called Your Shout, and have been knocking on doors in Amersham asking them to support the application and then submitting their responses on to the portal on their behalf.

Great Missenden Parish Council have been asked to support Little Missenden Parish Council and object to this application. Greg Smith MP on 10 September submitted a letter of objection to Planning, Growth & Sustainability Buckinghamshire Council.

**6. For Noting: Premises Licence Variation Application Received - Hildreths Garden Centre, 169 Wycombe Road, Prestwood, Buckinghamshire, HP16 0HJ Garden Centre premises.**

Variation application is to add additional conditions, licensable activities and amend premises plan and licence holder registered company address.

Events to be held in the field rear of site and back of garden centre. To provide ad-hoc events for the customers to attend throughout the year, beyond the business working hours. e.g. firework night, christmas festival, christmas market, summer bbq.

**7. For noting - 25/00548/MW - Hyde End Sawmills Enforcement** — Selina Islam writes to advise that I have made an agreement with the occupier of the land for them to remove the stored materials. I have asked for a programme of removal.

**8. Bucks Council is preparing a new Local Plan that will identify where and how future development should take place up to 2045. A public consultation is now being launched on the draft running from 17 September to 23:59 on Wednesday 29 October 2025.**

The draft Local Plan documents, accompanying Sustainability Appraisal, the completed evidence studies, and **details on how to respond to the consultation can be viewed at** <https://www.buckinghamshire.gov.uk/draft-local-plan>

A virtual exhibition room has been produced which is available to view at <https://buckinghamshire.oc2.uk/exhibition/1>

There is also further undertaking a Call for Gypsy and Traveller Sites. Sites can be submitted up until 23:59 on Wednesday 29 October 2025.

**9. 25/00515/COU Enforcement – Fence – Lodge Wood**

Tristan Miller confirmed the fence is permitted development as the height does not exceed 2m and the Certificate of Lawfulness is approved. The keeping of pigs on the enclosed land is agricultural and not a breach of planning control.

**P2025/69 PLANNING APPLICATIONS for consideration**

**Summary of Applications for Great Missenden Parish validated and up to date as at midday on Wednesday 1<sup>st</sup> 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. Take back by about 2 metres all round, and remove lower branches x 1 Beech,  
**Great Missenden Parish Church Of St Peter and Paul Church Lane Great Missenden Buckinghamshire HP16 0BA**

Ref. No: PL/25/3533/KA | Validated: Wed 24 Sep 2025 | Expiry date: 15 October 2025

2. Single storey rear extension, internal alterations, replacement flat roof and insertion of 2 flat rooflights.

**3 Twitchell Road Great Missenden Buckinghamshire HP16 0BQ**

Ref. No: PL/25/3016/FA | Validated: Wed 20 Aug 2025 | Expiry date: 14 October 2025

3. Proposed demolition of existing building and construction of new three storey building housing the existing hairdressers at ground floor and four flats over three floors, plus bike and bin stores and parking.

**39 High Street Prestwood Buckinghamshire HP16 9EJ**

Ref. No: PL/25/2982/FA | Validated: Tue 19 Aug 2025 | Expiry date: 14 October 2025

4. Re-rendering of front facade, replacement front porch, replacement roof tiles, removal of two existing front dormers together with installation of a new replacement front dormer, roof extension over existing attached side garage, removal of chimney stack, fenestration alterations and internal alterations.

**Ashwood 27 Chiltern Road Ballinger Buckinghamshire HP16 9LJ**

Ref. No: PL/25/2893/FA | Validated: Fri 15 Aug 2025 | Expiry date: 10 October 2025

5. Householder application for extension and installation of solar panels to garage

**Tamarind House Meadow Lane South Heath Buckinghamshire HP16 9SH**

Ref. No: PL/25/2847/FA | Validated: Thu 14 Aug 2025 | Expiry date: 14 October 2025

6. Householder application for single storey detached outbuilding

**Tamarind House Meadow Lane South Heath Buckinghamshire HP16 9SH**

Ref. No: PL/25/2842/FA | Validated: Thu 14 Aug 2025 | Expiry date: 14 October 2025

7. Single storey rear orangery extension

**Round Acres 45 Chequers Lane Prestwood Buckinghamshire HP16 9DR**

Ref. No: PL/25/2839/FA | Validated: Thu 14 Aug 2025 | Expiry date: 7 October 2025

8. Proposed double-storey rear/side extension

**Honeysuckle Cottage 34 High Street Prestwood Buckinghamshire HP16 9ED**

Ref. No: PL/25/2756/FA | Validated: Tue 12 Aug 2025 | Expiry date: 7 October 2025

9. T1 Ash - fell to ground level and remove all arisings n

**Redcliffe House 5 Chiltern Manor Park Great Missenden Buckinghamshire HP16 9BL**

Ref. No: PL/25/2679/TP | Validated: Fri 08 Aug 2025 | Expiry date: 2 October 2025

10. Change of use of land for proposed pond

**Brevity Farm Nags Head Lane Great Missenden Buckinghamshire HP16 0HQ**

Ref. No: PL/25/2661/FA | Validated: Thu 07 Aug 2025 | Expiry date: 10 October 2025

11. Outbuilding in rear garden.

**Delma 12 Honor Road Prestwood Buckinghamshire HP16 0NJ**

Ref. No: PL/25/2561/FA | Validated: Mon 04 Aug 2025 | Expiry date: 30 September 2025

12. Householder application for construction of a single storey outbuilding

**168 Wycombe Road Prestwood Buckinghamshire HP16 0HJ**

Ref. No: PL/25/2016/FA | Validated: Wed 13 Aug 2025 | Expiry date: 23 September 2025

13. T3581 Quercus (over- mature specimen) in serious decline. Tree is within striking distance of road (Leather Lane). Proposed work specification is to monolith to crow break (approximately 5m from ground level) in order to eliminate risk to public and retain habitat.

**Cottage Farm Aylesbury Road Great Missenden Buckinghamshire HP16 9LS**

Ref. No: PL/25/3689/TP | Validated: Fri 12 Sep 2025 | Expiry date: 20 October 2025

14. Oak tree. T32 in sketch/plan. As this tree is diseased I would like to remove the tree and all branches to the height of about 3 meters so that the creeper and fence line stays.

**The Oaks 44 Lodge Lane Prestwood Buckinghamshire HP16 0QG**

Ref. No: PL/25/3623/TP | Validated: Wed 10 Sep 2025 | Expiry date: 20 October 2025

15. Demolition of an existing wash house and the erection of a single storey rear extension. Internal alterations to the main house including renewing the stairs, relocating the ground-floor WC and first-floor bathroom and adding an en-suite shower room to the master bedroom.

**Little Close 82 High Street Great Missenden Buckinghamshire HP16 0A**

Ref. No: PL/25/3191/FA | Validated: Tue 26 Aug 2025 | Expiry date: Not available | Determination date: 21 October

16. Listed building consent for the demolition of an existing wash house and the erection of a single storey rear extension. Internal alterations to the main house including renewing the stairs, relocating the ground-floor WC and first-floor bathroom and adding an en-suite shower room to the master bedroom.

**Little Close 82 High Street Great Missenden Buckinghamshire HP16 0AN**

Ref. No: PL/25/3192/HB | Validated: Tue 26 Aug 2025 | Expiry date: Not available | Determination date: 21 October

17. Proposed demolition of existing building and construction of new three storey building housing the existing hairdressers at round floor and four flats over three floors, plus bike and bin stores and parking.

**39 High Street Prestwood Buckinghamshire HP16 9EJ**

Ref. No: PL/25/2982/FA | Validated: Tue 19 Aug 2025 | | Expiry date: 20 October 2025

**For Noting only**

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 | Expiry date: 11 September 2025

2. Notification under Regulation 5 of the Electronic Communications Code (Conditions and Restrictions) Regulations 2003 (as amended) for the upgrade of the existing telecommunications base station, comprising the installation of 2 no. 300mm diameter dish antennas and the associated de minimis works comprising the removal of 6 no. antennas and replacement with 6 no. antennas in the same positions, the installation of a GPS module, radio units and other ancillary works (upgraded radio equipment to be housed within the existing equipment cabin).

**Wren Davis Ltd Wycombe Road Prestwood Buckinghamshire**

Ref. No: PL/25/3247/TELN | Validated: Thu 21 Aug 2025 | Status: **No Objections**

3. Approval of conditions 3 (Materials), 4 (Rooflights), 5 (Insulation), 7 (Joinery details) and 10 (EV Charging) of planning permission PL/24/2016/HB - Listed building consent for proposed internal and external alterations to existing listed and unlisted courtyard barns (including new build works and demolition of modern fabric) to create 1 x two bed, 2 x 3 bed and 1 x four bed dwellinghouses with associated parking and amenity space provision. Proposed internal and external alterations of modern farm building (including partial demolition and re-cladding) to create a 3-bay car port.

**Andlows Farm Green Lane Prestwood Buckinghamshire HP16 0QA**

Ref. No: PL/25/2728/CONDA | Validated: Mon 11 Aug 2025 | Status: **Condition Accepted**

4. 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: - South Heath Cutting (Part Of) Railway Track Alignment (Scheduled Work No. 2/14); - Permanent landscape earthworks (contours); - 6 no. drainage basins (earthworks only); - Drainage ditches (earthworks only); - Headwalls; - 4 no. new pond (earthworks only); - Location of permanent fencing; - Location of permanent Vehicle Restraint System (VRS); - GMI/12 Overbridge Footway structure: finishing and appearance details - Diversion of GMI/2; GMI/12 and GMI/13 and related permanent earthworks; and - Pedestrian access to the railway lines, including maintenance access stairs, handrails and working platforms for GMI/2 Accommodation Overbridge and GMI/12 Footway Overbridge.

4. **PL/23/1644/CONDA** | Submission of details for approval of a Landscape Management Plan pursuant to Condition 4 of combined Plans and Specifications and Site Restoration Scheme approval reference PL/22/01542/HS2. | **Land To The South Of The B485 Chesham Road To The West Of Meadow Leigh Chesham Road Hyde End Buckinghamshire.** **Conditional Approval of reserved matters.**

**P2025/70 Correspondence:-**

- a) **Appeals** - correspondence from Buckinghamshire Council regarding appeal cases – status as at Wednesday 1st 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 28<sup>th</sup> February 2023.  
Reference: APP/X0415/F/23/3336157 – **SEPTEMBER – 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 – SEPTEMBER – 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 – SEPTEMBER – 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 - **SEPTEMBER– No event date or decision date.**
- b) Buckinghamshire Council by **Wednesday 1st October 2025 as** have submitted a **series of outcomes** of planning applications. See list below.  
**\*\*ONLY DECISIONS OF INTEREST LISTED \*\***
1. PL/25/1514/FA | Single storey side/rear extension, front porch, new garage door and internal alterations PL/25/1937/FA | Part two storey rear extension. Part single storey rear extension with **#55 | 53 and 55 High Street Great Missenden Buckinghamshire HP16 0AL**  
**REFUSE PERMISSION:** It is considered that the proposed extensions do not adequately correspond with the established character, rhythm, and materiality of the Great Missenden Conservation Area. The flat-roofed, two storey section, together with the full-width single-storey aspect and considerable massing, along with the extensive incorporation of glazing and roof lights, would create visual discord and undermine the area's cohesive appearance. Consequently, the proposal fails to preserve and would indeed have a detrimental impact on the special architectural and historic

interest that characterises both the conservation area and the setting of nearby listed buildings. The proposal is considered to cause less than substantial harm to the designated heritage asset. The harm caused is not outweighed by any public benefits and therefore, the works do not comply with Policies CA1 and CA2 of The Chiltern Local Plan 1997 (including the alterations adopted 29 May 2001) Consolidated September 2007 & November 2011, Section 16 of the NPPF (2023) and Sections 16, 66 and 72 of the Planning (Listed Building and Conservation Areas) Act 1990.  
PARISH : GMPC does not object.

2. PL/25/2448/FA | Part-single/part-two storey side/rear extension incorporating roof alterations, rooflights and solar panels together with additional hardstanding to form enlarged parking area to front. | Newlands Ballinger Road South Heath Buckinghamshire HP16 9QJ

CONDITIONAL PERMISSION – the pre-app refused permission but permission is given later by the same planning officer with reference to the Human Rights Act 1988:  
Human Rights Act 1998

There may be implications under Article 8 and Article 1 of the First Protocol regarding the right of respect for a person's private and family life and home, and to the peaceful enjoyment of possessions. However, these potential issues are in this case amply covered by consideration of the environmental impact of the application under the policies of the development plan and other relevant policy guidance.

**P2025/71**

**Matters for information**

**Date of Next Meeting – Monday 3<sup>rd</sup> November 2025 @ 7.30pm**

Tracy Georgiades, Deputy Clerk to Great Missenden Parish Council

6<sup>th</sup> October 2025