

GREAT MISSENDEN PARISH COUNCIL

Minutes of a Zoom Conference call of the Planning Committee
held at 7.30 pm on Monday 1 June 2020

Councillor Cook as chair welcomed all present to the Zoom conference call which was again hosted by Councillor Johnstone.

Present during the call: Councillor L. Cook (Chair)

Councillors: C. Baxter, M. Johnstone, S. Humphries, R. Pusey, Jonathan Brooke, S. Rhodes and subsequently C. Baxter and V. Marshall. Councillor J Gladwin of the Planning Authority was also present in a liaison capacity.

1) Apologies: Councillor I. Lovegrove

2) Declarations of Interest

After some discussion about the planning application listed at number 2 it was agreed that there were none.

3) Minutes - It was agreed by all save Councillor Brooke who had not been at the previous meeting that the minutes of the meeting held on Monday 4 May should be signed as a correct record by Councillor Cook, and it was agreed that they would be delivered to Councillor Cook for signature in due course.

4) Matters arising –

i) The committee noted that in accordance with the decisions made by the Planning Committee on 4 May as ratified by full Council on 11 May letters had been sent to Buckinghamshire Council planning department setting out the representations of GMPC on each application considered at the meeting on 4 May.

ii) The committee noted that updated lists showing the outcomes of the planning applications considered at previous meetings were no longer going to be provided other than by specific request.

5) Public Forum:

There were no members of the public present the joining instructions for the meeting having been publicised on the Council website, notice of meeting and the agenda. Neither had there been any representations from members of the public.

6) Planning Applications lodged-various dates

a) Approvals with any relevant notes

The Committee considered the applications set out below to which it had no objection and for which separate letters would be drafted:-

1) 10 Wrights Lane, Prestwood, Buckinghamshire, HP16 0LH.
Single storey front extension and garage conversion.

PL/20/1157/FA

No objection subject to the planning authority being satisfied that the appropriate parking provision standards are met.

2) “ The Rosary” Marriotts Avenue, South Heath, Buckinghamshire, HP16 9QN.
Outbuilding.
No objection

PL/20/1292/FA

3) “Crawley Farm”, Village Road, Ballinger, Buckinghamshire, HP16 9LQ.

PL/20/1358/VRC

Variation of condition 5 of planning permission PL/19/3709/VRC. (Variation of condition 4 of planning application PL/18/3400/FA and PL/18/3401/HB (Demolition of existing garage and outbuildings, erection of a

single storey outbuilding with a link to the main dwelling (amendment to planning permission CH/2017/2241/FA to allow an alteration to the footprint) to allow changes to the roof including 2 dormer windows (and Listed Building Consent).

No objection.

4) "Crawley Farm", Village Road, Ballinger, Buckinghamshire, HP16 9LQ. **PL/20/1321/HB**
Listed Building Consent for Variation of condition 5 of planning permission PL/19/3709/VRC. (Variation of condition 4 of planning application PL/18/3400/FA and PL/18/3401/HB (Demolition of existing garage and outbuildings, erection of a single storey outbuilding with a link to the main dwelling (amendment to planning permission CH/2017/2241/FA to allow an alteration to the footprint) to allow changes to the roof including 2 dormer windows.

No objection.

5) 62 Winslow Field, Great Missenden, Buckinghamshire, HP16 9AR. **PL/20/1285/FA**
Raising of roof ridge height to facilitate first floor accommodation, insertion of 3 dormer windows to rear elevation and 3 roof lights to front elevation. Single storey rear extension and porch canopy to side elevation. No objection subject to the planning authority being satisfied that the appropriate parking provision standards are met.

6) "Newhaven", 4, Kings Lane, South Heath, Buckinghamshire, HP16 0QZ. **PL/20/1226/FA**
Demolition of existing rear extension, erection of single storey rear extension with a pitched roof, alterations/additional doors/windows to rear and side elevation.

No objection.

7) "Badgers Gate" 22, Rook Wood Way, Great Missenden, Buckinghamshire, HP16 0DF. **PL/20/1350/FA**
Single storey side and single storey rear extensions.

No objection.

8) 25, The Glebe, Prestwood, Buckinghamshire, HP16 9DN. **PL/20/1295/SA**
Application for a certificate of lawfulness for a proposed part demolition of existing single storey rear extension, new single storey rear extension and internal changes.

No objection.

9) 23 Upper Hollis, Great Missenden, Buckinghamshire, HP16 9HP. **PL/20/1373/FA**
Single store side extension and conversion of garage into habitable accommodation
No objection subject to the planning authority being satisfied that the appropriate parking provision standards are met bearing in mind the loss of the garage.

10) 11 Upper Hollis, Great Missenden, Buckinghamshire, HP16 9HP. **PL/20/1390/FA**
Insertion of front dormer, changes to doors and windows render and timber cladding over existing brick and panelling. Demolition of garage and erection of replacement garage.
No objection subject to the replacement garage resulting in no change of footprint.

11) "Buckingham House", 77 High Street, Great Missenden, Buckinghamshire, HP16 0AL. PL/20/1431/CONDA
Application for approval of details reserved by condition 2 on planning permission PL/19/2715/FA (single storey rear extension following removal of existing outbuildings, roof extension to central area of house
No objection.

12) "Buckingham House", 77 High Street, Great Missenden, Buckinghamshire, HP16 0AL. PL/20/1445/CONDA
Application for approval of details reserved by condition 3 on planning permission PL/19/2716/HB (listed building consent) for single storey rear extension following removal of existing outbuildings, roof extension to central area of house, replacement of rear door and window, internal alterations.
No objection.

13) "Buckingham House", 77 High Street, Great Missenden, Buckinghamshire, HP16 0AL. PL/20/1522/CONDA Application for approval of details reserved by condition 2 on planning permission PL/19/2716/HB (listed building consent for single storey rear extension following removal of existing outbuildings, roof extension to central area of house, replacement of rear door and window, internal alterations).
No objection.

14) "The Ferns", 79, High Street, Prestwood, Buckinghamshire, HP16 9EJ. PL/20/1412/CONDA Application for approval of details reserved by condition 2 on planning permission PL/19/4318/FA (erection of a detached dwelling with attached garage and widening of existing vehicular access).
No objection.

b) Objections

None

7) Correspondence:-

i) The committee noted the change to the agenda and that the correspondence if deemed by the deputy clerk and chair was routine would simply be summarised with an option for anyone requiring a copy of an item of correspondence that has been summarised to request a copy from the office.

ii) The committee noted that on 9 May a marketing document was received from "myneighbourhoodplan.co.uk" offering online access to presentations on both planning and neighbourhood planning and determined that as and when the deputy clerk had time the free presentations should be explored and the outcome reported back to committee.

iii) The committee noted that on 9 May, Campaign for Rural England had emailed with concerns as to the planning process in these times and suggesting that local councils contact their MPs to get their backing for a democratic planning system, but determined that no action would be taken at this stage.

iv) The committee noted that a copy of a letter from the examining planning inspectors for the Draft Local Plan prepared by Chiltern and South Bucks District Councils had been received and that it suggested that the plan cannot be approved as it fails to meet consultation criteria in respect of Clough Borough Council. There was a discussion of the reasons for this and the fact that Chiltern and South Bucks DCs have agreed in part to meet their need to build more homes by an agreement with Aylesbury Vale DC and that in effect Slough Borough Council's wish to build several thousand new homes in the green belt of Chiltern and South Bucks DC would negate the benefits of this scheme.

v) The committee noted the guidance submitted on 26 May by Buckinghamshire Council as to the roles of parish and town councils in the planning process following the creation of the Unitary Authority. Councillor Gladwin was able to expand on this and explained that the intention was to try to unify the approach to planning across the Unitary Authority, and that the guidance would inevitably evolve over time. It was agreed that the Deputy Clerk would attempt to log the Parish Council's comments on planning applications directly on to the Buckinghamshire Council website after the Parish Council had considered and approved the planning committee's recommendations.

vi) With regard to the Buckinghamshire Council (East) Planning Committee meeting scheduled for 2 June, the committee noted that this had been postponed until 16 June. Councillor Rhodes highlighted some issues of concern with regard to the application PL 19 4163 FA "Ikoyi" or Chestnut House, Broombar Lane, Prestwood, and indicated that he was still willing to attend and put forward the Parish Council's objections to the proposed development. The committee approved Councillor Rhodes attending as the council's representative and thanked him for his offer.

8) Matters for information

- a) Councillor Gladwin raised the issue of an application in the adjoining parish of Little Missenden in relation to Kings View Farm PL/20/1397/OA. The committee determined that each member would consider this and if necessary refer this back to the committee at the next meeting.
- b) Councillor Rhodes thanked Councillor Gladwin for his letter with regard to HS2 on behalf of the Chiltern Society and flagged up issues that had arisen around Shardeloes Lake and drilling and invited Councillor Johnstone to address this in his HS2 report to Council, to which Councillor Johnstone agreed.
- c) Councillor Rhodes thanked the Deputy Clerk for his work in raising a complaint on behalf of the Parish Council into the actions of a Chiltern DC Planning Officer in dealing with an application for development in South Heath, and in particular in assisting the aggrieved householder to secure a sum of £500.00 compensation.
- d) Councillor Rhodes reminded the meeting that the draft letter in respect of Kimba Farm Stud and potential enforcement action was still outstanding and the Deputy Clerk agreed to address this.
- e) The Deputy Clerk was able to confirm that a certificate of lawfulness in respect of the work on Prestwood Common (bollards and track) PL/19/4395/SA had been issued on 29 May
- f) The committee noted the application in the adjoining parish of Chartridge PL/20/1343/FA in respect of land at Weedon Hill, Hyde Heath, for a new access and temporary engineering works comprising the re-profiling of land, the temporary siting of an office and restroom and a temporary area of hard surfacing for vehicle parking and manoeuvring. Councillor Pusey explained that in effect this was the dumping of spoil on the site and would have no agricultural benefit. The committee determined to write a letter of objection to be drafted by the deputy clerk after receipt of observations from Councillor Pusey

9. Date of the Next Meeting –Monday 6 July 2020 at 19.30 in the Parish Office unless otherwise advised

The meeting closed at 20.36