



G R E A T M I S S E N D E N P A R I S H C O U N C I L
Minutes of a Zoom Conference call of the Planning Committee
held at 7.30 pm on Monday 3 August 2020

Councillor Cook as chair welcomed all present to the Zoom conference call which was co-hosted by Councillor Johnstone and the Deputy Clerk

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

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

1) Apologies: None

2) Declarations of Interest

There were no declarations of interest in the planning applications listed

3) Minutes - It was agreed by all save Councillor Brooke who had not been at the July meeting that the minutes of the meeting held on Monday 6 July should be signed as a correct record by Councillor Cook, and that the minutes would be delivered to Councillor Cook for signature in due course.

4) Matters arising –

i) Councillor Rhodes raised the fact that the scope for county councillors to call in planning applications rather than them simply being determined by planning officers appeared to be reduced which appears to be undemocratic. Councillor Gladwin explained that as a result of the creation of the unitary authority and because in some parts of Buckinghamshire the volume of call in cases from councillors was very high a system had been introduced which enabled the Head of Planning in conjunction with the Planning Committee Chair at Bucks Council to reject a request for a planning application to be called in. He further advised that as yet he had not known this veto to have been used. The committee agreed to Councillor Rhodes proposal that he draft a letter to Buckinghamshire Council objecting to this power of veto.

ii) The committee noted that on 16 July in accordance with the decisions made by the committee on 6 July as ratified by full council on 13 July letters had been written to Buckinghamshire Council setting out the representations of GMPC following another unsuccessful attempt to enter the representations directly onto the planning website due to registration difficulties. An acknowledgement was received on 16 July. It was agreed that this month the deputy clerk would take up any issues in trying to log in to the system to enter the representations directly with the planning support team at Buckinghamshire Council.

iii) The committee noted that on 1 July an acknowledgement with an indication was that a more detailed response should be received within 10 working days had been received from Buckinghamshire Council's planning enforcement team in respect of the letter sent to them regarding Kimba Farm Stud in Moat Lane Prestwood. Subsequently on 14 July a further email was received indicating simply that the matter was now being investigated and had been allocated to a planning officer Kirstie Elliott. Councillor Rhodes highlighted the fact that 2weeks later there had been no further response and that this was not in accordance with the recently issued guidance and timescales relating to planning enforcement. It was agreed that the Deputy Clerk would send a reminder to the planning enforcement team. Councillor Pusey advised that there were indications that the structure was being used as an indoor arena.

iv) The committee noted that on 7 July following approval by the committee on 6 July a letter of representation had been sent to Buckinghamshire Council regarding the application in the adjoining parish of Chartridge PL/20/1343/FA in respect of land at Weedon Hill, Hyde Heath and the proposed 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.

v) The committee noted that on 15 July a reminder had been sent to Mike Shires of Buckinghamshire Council's planning team reminding him that a response was still outstanding with regard to the second part of a complaint lodged last year and indicating that a response in time for the meeting on 3 August would be appreciated. A response had been received indicating that Mr Shires was away from the office until 23 July.

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 save from a resident in Peters Close with regard to the issue of gardens being turned into driveways. After some discussion by the committee it was agreed that the draft letter prepared by the deputy clerk would be put to council for approval with some minor corrections and an additional comment indicating the support of the parish council as to the aesthetic concerns raised by the resident. Councillor Brooke also suggested that a copy of the letter should be sent to relevant person in Buckinghamshire Council's planning department.

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) "The Paddock", Moat Lane, Prestwood, Buckinghamshire HP16 9DF. PL/20/2026/FA**
Part single storey, part first storey front extension incorporating Juliet balcony, new rear dormer, front and side roof lights and changes to windows and doors
No objection.
- 2) "Old Stocks" Broombar Lane, Great Missenden, Buckinghamshire, HP16 9JD. PL/20/1999/FA**
Attached front garage extension and part garage conversion to habitable use
No objection subject to the planning authority ensuring that there is sufficient access to the land at the rear of the building within the curtilage of the property and ensuring that the new building was sufficient distance from the boundary. The committee were also concerned that some of the measurements on the plans appeared not to be accurate and asked the planning authority to check them to ensure their accuracy.
- 3) 26 Sibleys Rise, South Heath Buckinghamshire, HP16 9QQ. PL/20/1808/FA**
Driveway access to property.
No objection.
- 4) "Wheatleys", Martinsend Lane, Great Missenden, Buckinghamshire, HP16 9BH. PL/20/2040/FA**
Demolition of single storey side extension. New roof to garage and modifications to garage doors and windows. New porch.
No objection.
- 5) "Hollytrees" Copes Road, Great Kingshill, Buckinghamshire, HP15 6JE. PL/20/2046/FA**
First floor extension over existing front bay window and removal of window and balcony on front elevation.
No objection.
- 6) 62 Winslow Field, Great Missenden, Buckinghamshire, HP16 9AR. Amendment to approval
PL/20/1285/FA PL/20/2050/FA**
Raising of roof ridge height to facilitate first floor accommodation, insertion of 3 dormer windows to rear elevation and 3 dormer windows to front elevation. Single storey rear extension and porch canopy to side elevation.
No objection as to the original application subject to the planning authority being satisfied that the development meets the requirements as to parking provision.
- 7 and 8) "Pankridge Farm", Moat Lane, Prestwood, Buckinghamshire HP16 9DA. PL/20/2112/FA and
PL/20/2113/HB**
Conversion of existing barns/physiotherapy clinic to 2 dwellings, demolition of conservatory, construction of glazed link between buildings, landscaping and fencing, along with listed building consent for these works
No objection.

9) “Hampden View”, Broomfield Hill, Great Missenden, Buckinghamshire, HP16 9PD. PL/20/2072/SA.

Application for a Certificate of Lawfulness for proposed: Porch and front door.

No objection.

10) “Holly Hatch Cottage” (formerly “The Beeches”) Nags Head Lane, Great Missenden, Buckinghamshire, HP16 0HD. PL/20/2194/FA.

Demolition of existing conservatory and erection of a first floor side extension and two-storey and single storey front extension with new and altered dormer window to front and fenestration changes, together with extended parking area.

No objection.

11) “Silchester Cottage”, Honor End Lane, Prestwood, Buckinghamshire, HP16 9HG. PL/20/2219/FA

Demolition of existing side extension and erection of a new single storey side extension, additional window to side elevation.

No objection.

b) Objections

1) “Poppy Cottage”1 Country Lane, Great Kingshill, Buckinghamshire, HP15 6HH. PL/20/1905/FA

Outbuilding.

The committee are of the opinion that the size and scale of this proposed outbuilding means that its proposed location is inappropriate and would be overbearing in its nature. If the proposed outbuilding were repositioned to be at least 1 metre inside both the rear and side boundaries of the property the impact upon neighbouring properties would be far reduced and the proposed development would be more acceptable.

2) 53 Church Street, Great Missenden, Buckinghamshire, HP16 0AZ. PL/20/2028/KA

Felling of Lime Tree within a Conservation Area.

The committee oppose this application on the basis that there is no evidence to suggest that the tree in question is diseased or dangerous and any impact of the tree can be managed as in the past by an appropriate amount of regular maintenance. Trees and ecological habitats should be preserved wherever possible.

3) “Heathlands”, Marriotts Avenue, South Heath, Buckinghamshire, HP16 9QL. PL/20/2145/FA

Oak-framed carport/log store.

The committee oppose this application on the basis of the layout of the building and its design and appearance. The present proposed location is considered by the committee to be too far forward within the curtilage of the property and with the roof height being too high for that location so as to make the proposed development overbearing in nature. Relocating the proposed development further back within the plot and reducing the proposed ridge height would significantly reduce the impact on those in neighbouring properties

7) Correspondence:-

i) The committee noted that on 1 July the planning inspectorate had advised that the objector in respect of the ROW/3229106 – footpath near Widmere Field- had withdrawn their objection and that accordingly the inquiry would now be determined on paper and that any further comments were required by 21 July 2020. A response had been sent indicating that there were no further representations but that the area through which the footpath was appeared to be on the market for sale.

ii) The committee noted that on 20 July the planning inspectorate had advised that a new party had expressed interest in the matter of ROW/3229106 – footpath near Widmere Field and that therefore the deadline for further comments had been extended until 18 September. A response had been sent indicating that although at this stage there were no further comments from the parish council that this might change as and when the new party’s comments were made available to consider.

iii) The committee noted that on 2 July Buckinghamshire Council had advised that an appeal had been lodged in respect of their refusal of planning permission for the erection of a garage and conversion of the existing garage into habitable space, with new hardstanding and rebuilding of the boundary wall at 2 Sylvia Close, Great Missenden, Buckinghamshire HP16 OES and that the appeal is to be dealt with by written representations under reference number APP/X0415/D/20/3250389 and under the Householder Appeals Service under which there is no opportunity for further comments or observations from 3rd parties. The Parish Council had opposed the original application in November 2019

and the amended application in February 2020 and its comments on those applications should be made available to the planning inspectorate by the planning authority.

- iv) The committee noted that Buckinghamshire Council had sent through one update as to planning applications determined over recent months and in particular that the application opposed by the Parish Council in respect of **“Holly Cottage” Ballinger Road, South Heath, Buckinghamshire, HP16 9QH** for the erection of three dwellings each with a garage and amenity space, the demolition of existing garage and replacement with a new garage to rear of Holly Cottage and a new vehicular access to be obtained from the construction of a private drive connecting to Ballinger Road via the existing driveway serving Holly Cottage had been refused on 1 July 2020
- v) The committee noted the guidance received from Buckinghamshire Council as to their planning enforcement and monitoring plan
- vi) The committee noted the guidance received from Buckinghamshire Council as to their ability to offer discounted searches for environmental data for the parish in support of Neighbourhood or parish plans.
- vii) The committee noted the receipt of the “South Bucks and Chiltern Planning handbook “and that it was a commercial enterprise.

8) Matters for information

Councillor Gladwin at the invitation of Councillor Johnstone outlined the progress to date of the 2 applications pending for consideration by Buckinghamshire Council in respect of the Misbourne Greenway, 1 having been submitted to Aylesbury Vale District Council reference number AVDC 19/04476/APP relating to land adjacent to Chiltern Railway, London Road, Wendover, Bucks for the construction of a path and 1 having been submitted to Chiltern District Council reference number CDC PL/19/4427/FA relating to land to the east of Road Farm Bungalow, Aylesbury Road. Great Missenden, Buckinghamshire, HP16 9LS for a permanent all weather surface shared path from Wendover Station to Great Missenden Station, Mapridge Green Lane to The Black Horse, Aylesbury Road section (Great Missenden)

Both applications remain to be determined. There are issues with regard to Network Rail and a level crossing which may require a footpath to be diverted in order to secure their support for the proposal.

There was a discussion as to the proposed use of the path and whether it was for cycles, pedestrians or horses and whether if it was intended to be multi-purpose how safe it would be for different users. The deputy clerk advised that the parish council had in February 2020 indicated its support for the application CDC PL/19/4427/FA subject to a series of concerns with regard to ecological assessments being required and read the letter of representation sent to Chiltern District Council in February

There was further discussion as to the proposed route of the path from this point on further south through the Parish and it was eventually agreed that since there was no planning application before the committee in relation to this part off the proposed path this was not a matter for discussion at this point but was a matter for the parish council’s working party on the Misbourne Greenway which had met once and had further plans which were to be set out in a paper for council to consider at its next meeting

9. Date of the Next Meeting –Monday 7 September 2020 at 19.30 in the Parish Office unless otherwise advised

The meeting closed at 20.50.