



**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 2 November 2020

Councillor Cook as chair welcomed all present to the Zoom conference call

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

Councillors: C. Baxter, J. Brooke, S. Humphreys, M. Johnstone, V. Marshall, R. Pusey, and S. Rhodes

Councillor J Gladwin of the Planning Authority was also present in a liaison capacity.

**1) Apologies:** were received from Councillor Lovegrove

**2) Declarations of Interest**

There were no declarations of interest in the planning applications listed.

**3) Minutes** - It was agreed by all that the minutes of the meeting held on Monday 5 October as amended 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) The committee agreed that in the absence of any substantive response from Buckinghamshire Councils planning enforcement team to the emails regarding Kimba Farm Stud in Moat Lane Prestwood that the letter drafted and addressed to Councillor Whyte was approved and should be sent.

ii) The committee noted that Buckinghamshire Council had acknowledged receipt of the representations made on behalf of Great Missenden Parish Council in respect of the decisions made by the Planning Committee on 5 October as ratified by full Council on 12 October.

iii) The committee noted that the representations drafted by Councillor Johnstone in respect of the planning appeal reference APP/X0415/W/20/3257572 relating to the refusal of planning application PL/20/0842/FA for the erection of 3 dwellings each with a garage and amenity space and the demolition of existing garage and replacement with a new garage to rear of Holly Cottage with 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, Ballinger Road, South Heath, Buckinghamshire HP16 9QH had been submitted to the planning inspectorate and receipt acknowledged on 8 October 2020.

iv) The committee noted that the representations concerning AOC/0051/20 relating to discharge of condition 8 ( Lighting Scheme) for the Misbourne School Misbourne Drive, Great Missenden, Bucks had been drafted, circulated, approved and submitted to Buckinghamshire Council and copies provided to the member of the public who had attended the public forum section of the meeting. Receipt was confirmed by Buckinghamshire Council on 6 October 2020.

The resident who had attended the public forum had expressed their appreciation at the time the planning committee had given them at the meeting and at the detailed representations submitted reflecting the concerns that they had and shared with the GMVA.

v) The committee noted that the amended Parish Council response to the Government White Paper on the future of planning had been submitted to the Ministry of Housing, Communities and Local Government.

## 5) Public Forum:

There were no members of the public present at the meeting. The deputy clerk indicated that there had been contact from a member of the public today with regard to "Chestnut House" and that they had been advised that the committee would be considering the question of the proposals for compliance with planning conditions rather than alleged breaches of planning conditions.

## 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) "Racksmere", Village Road, Ballinger, Buckinghamshire, HP16 9LQ.**

**PL/20/3093/FA.**

Change of use of existing garage to provide ancillary accommodation. Change of use to 3 no.stables to games room and garden store/office.

No Objection.

**2) 1 Ivy Cottage, London Road, Little Kingshill, Buckinghamshire, HP16 0DG.**

**PL/20/3017/FA.**

2 storey side and single storey rear extensions, front porch canopy, erection of detached garage, formation of drive and vehicular access.

No Objection.

**3) "Nurses Cottage" 29 Rignall Road, Great Missenden, Buckinghamshire, HP16 9AH. PL/20/3039/FA.**

Replacement of existing conservatory with new single storey extension, extension of garage roofline to join main house, partial conversion of 1/3 of garage into habitable accommodation.

No Objection.

**4) Barn 2, Peterley Manor Farm, Peterley Lane, Prestwood, Buckinghamshire, HP16 0HH. PL/20/3133/PNC.**

Prior notification as to change of use under Class R of Part3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015- Change of Use of an agricultural building to a flexible use within Class A2 (café/restaurant).

No Objection.

**5) 2 Rignall Farm Cottages, Rignall Road, Great Missenden, Buckinghamshire, HP16 9PE. PL/20/3163/FA.**

Residential annexe (retrospective).

The Parish Council notes that this is a retrospective application and that the work has already been carried out and does not oppose the application but would ask that a condition is imposed to any planning permission to the effect that the residential annexe can only be used as ancillary to the main dwelling and not as a separate dwelling.

**6) 72A Fairacres, Prestwood, Buckinghamshire, HP16 0LF.**

**PL/20/3170/SA.**

Application for Certificate of Lawfulness for a proposed vehicular access.

The Parish Council does not oppose this application subject to :-

- a) The planning authority being satisfied that all parking for the property will be within the curtilage of the property and will not extend onto the highway which is deemed to include the pavement, and
- b) The Highways Authority being satisfied that access to and egress from the access can be achieved without any adverse impact on the safety of other road users including pedestrians taking into account the location of the property and its proximity to a sharp bend in the road.

**7) "Hollybrook House" 1 Glebelands Close, Prestwood, Buckinghamshire, HP16 0QP. PL/20/3245/FA.**  
Demolition of existing garage and conservatory, erection of annexe, replacement garage and orangery.  
No Objection.

**8) "Stableside", Peterley Wood Farm, Peterley Lane, Prestwood, Buckinghamshire, HP16 0HH. PL/20/3251/EU.**

Lawful development certificate for an existing use or operation or activity including those in breach of a planning condition- application for Certificate of Lawfulness for existing: residential use of land in association with Existing dwelling for a period in excess of 10 years.

The Parish Council is not in possession of any evidence to contradict the application and therefore cannot and does not oppose the application.

**9) Former Mushroom Farm, Meadow Lane, South Heath, Buckinghamshire, HP16 9SH. PL/20/3266/CONDA**

Application for approval of details reserved by condition 14 on planning permission PL/18/4598/FA -

Demolition of existing buildings and erection of 10 dwellings with garages, landscaping, car parking and vehicular access.

No Objection.

**10) "Foxy's Hollow", Chesham Road, Hyde End, Buckinghamshire, HP16 0RG. PL/20/3418/FA.**

Single storey side/rear extension.

No Objection.

**11) "Frenchwood", 10 London Road, Little Kingshill, Buckinghamshire, HP16 0DE. PL/20/3412/FA.**

Outbuilding to house gym.

In principle the Parish Council does not oppose this application but notes that it did not oppose the application for an extension under **PL/20/2276/FA** for which conditional permission was granted on 16 October 2020. However the Parish Council is mindful of the potential flood risk within this area and asks the planning authority to ensure that this further ongoing development will have no adverse impact in respect of any flood risk in respect of the property or indeed neighbouring properties.

**12) "Rannerdale", Copes Road, Great Kingshill, Buckinghamshire, HP15 6JE. PL/20/3449/FA.**

Single storey front extension and conversion of garage to habitable accommodation with dummy pitched roof.

The Parish Council has no objection to this proposed extension subject to the planning authority being satisfied that :-there is sufficient on-site parking provision for the dwelling in its extended form so as to avoid the need to park vehicles related to the dwelling in the service road as this would potentially obstruct the access to the neighbouring properties.

**13) "Old Kiln Stables", Honor End Lane, Prestwood, Buckinghamshire, HP16 9QZ. PL/20/3562/NMA.**

Non Material Amendment to planning permission PL/20/1823/FA (Single storey rear extension, first floor extension, porch and additional front windows.) to allow for: reduction of size of approved extension.

No Objection.

## **b) Objections**

**1) "Holly Hatch Cottage" Nags Head Lane, Great Missenden, Buckinghamshire, HP16 0HD. PL/20/3084/FA.**

Conversion and alteration of The Old Studio to form a 1 bedroom dwelling with access, parking and amenity space.

The Parish Council opposed the application PL/19/2902/OA (referred to below) on the grounds that:-

a) The proposed development was overbearing in nature.

b) The proposed development amounted to overdevelopment of the site and would adversely impact on those in neighbouring properties.

- c) That the proposed development might not provide adequate parking provision and comply with current parking standards.
- d) That the proposed development provided a proposed access to the site where there may not be an adequate vision splay to meet highway safety standards.
- and e) that the property is within the Green Belt where development is presumed to be inappropriate subject to limited exceptions and there do not appear to be any very special circumstances to justify this proposed development.

The Parish Council notes that the detailed application in respect of that permission has now been made and is addressed separately. However in respect of this application the Parish Council repeats the objections set out above that it raised in respect of that application.

- i) This is proposed development within the Green Belt.
- ii) An additional dwelling on the site would be overbearing in nature.
- iii) An additional dwelling on the site will require the provision of additional car parking spaces on the site
- iv) An additional dwelling on the site will lead to increased traffic flow to and from the site where the proposed access to the site may not provide an adequate vision splay to meet highway safety standards.
- v) The proposed development coupled with the previous application amounts to overdevelopment of the site and would adversely impact on those in neighbouring properties as there will be 3 dwellings on the plot

**2) “Holly Hatch Cottage” Nags Head Lane, Great Missenden, Buckinghamshire, HP16 0HD. PL/20/3211/DE.**

Reserved matters application following permission PL/19/2902/OA (Outline planning permission for erection of a detached 2-storey dwelling with access, parking and amenity space, and the erection of a replacement garage.)

The Parish Council repeats its objections to this proposed development namely that:-

- a) The proposed development is overbearing in nature.
- b) The proposed development amounts to overdevelopment of the site and would adversely impact on those in neighbouring properties.
- c) The property is within the Green Belt where development is presumed to be inappropriate subject to limited exceptions and there do not appear to be any very special circumstances to justify this proposed development.
- d) That the proposed development may not provide adequate parking provision and comply with current parking standards.
- e) That the proposed development provides a proposed access to the site where there may not be an adequate vision splay to meet highway safety standards.

The planning authority is respectfully requested to consider the further application **PL/20/3084/FA** in respect of the site and the implications of that proposed additional dwelling. If minded to accept the proposed detail as to this development the planning authority is asked to

- a) Ensure that there is adequate parking to comply with the current and or proposed future parking requirements, and
- b) Ensure that the proposed access to the site has an adequate vision splay to meet highway safety standards.

**3) “Holly Cottage”, Ballinger Road, South Heath, Buckinghamshire, HP16 9QH. PL/20/2889/FA.**

Erection of 3(no) 4 bed dwellings, each with garage and amenity space, retention of existing Holly Cottage apart from demolition and replacement of it’s garaging at the rear plus formation of a private access drive connecting to Ballinger Road via the existing shared driveway serving Holly Cottage and neighbouring “De Doors” (revision following refusal of earlier application. PL/20/0842.

As in the case of the previous application which it is understood is still awaiting determination at appeal in principle the Parish Council does not oppose development of this site.

However the Parish Council opposes this application on the following grounds: -

- a) It is believed that the proposed development even as amended is of such a design, appearance, layout and density as to be out of keeping with the neighbourhood with particular regard to the size and scale of existing neighbouring dwellings.
- b) The Parish Council is of the view that the proposed development is by way of both design and layout, and density, overbearing in its nature and would adversely affect neighbouring properties.

c) The Parish Council is concerned that given the size and scale of the proposed development there is inadequate parking provision on site to meet either the current or proposed parking standards of the planning authority.

d) The Parish Council is concerned that given the size and scale of the proposed development the access to and from the development and the increased traffic flow that would result from the development would create a potential highways safety risk in particular for those pedestrians using the road.

**4) Peterley Wood Farm Barn, Peterley Lane, Prestwood, Buckinghamshire, HP16 0HH. PL/20/3247/FA.**

Conversion of existing barn to form single residential unit C1 together with alterations to fenestration, erection of detached car port structure, landscaping and hardstanding.

The Parish Council opposes this application on the following grounds:-

a) The proposed development is within the Green Belt and an Area of Outstanding Natural Beauty where there is a presumption against development save in very special circumstances and the National Planning Policy Framework at S172 states that great weight should be given to conserving and enhancing landscape and scenic beauty in, for example areas of Outstanding Natural Beauty.

b) Whilst the applicant suggests that the development would be a change from the use of the barn as industrial storage and car repair premises, it is believed that the barn is in fact not occupied for storage or for car repairs and is therefore not in industrial use. If this is the case any suggestion that conversion from industrial use to residential will reduce traffic flow is incorrect and in fact the development would lead to an increase in traffic movements.

c) The Parish Council has concerns as to the Highways access to and from the site and as to whether or not it is adequate to provide safe access and egress for road users and in particular pedestrians if there is additional traffic flow from the site.

**5) 3 Wardes Close, Prestwood, Buckinghamshire, HP16 0SA.**

**PL/20/3312/FA**

Proposed part 2 storey, part first floor side extension, single storey rear extension. New pitched roof to porch.

The Parish Council opposes this application on the following grounds:-

a) It appears that the proposed development is of such a size that it would require the provision of 3 parking spaces and it is difficult to see that 3 parking spaces of adequate size to allow them to be used could be accommodated on site.

b) It appears that the proposed development is of such a size that it would lead to loss of amenity space to below the required level for a property of the proposed size.

c) The design, appearance, layout and density is such that the development proposed would be overbearing and over development of the site.

**6) Land at The Green Man Public House, 2 High Street, Prestwood, Buckinghamshire, HP16 9EB.**

**PL/20/3173/CONDA**

Application for approval of details reserved by condition 10 on planning permission CH/2018/0243/FA.

(Demolition of existing single garage and erection of a pair of 3-bed semi-detached dwellings, together with associated access, parking, landscaping, bin and cycle storage.)

The Parish Council opposes this application on the following grounds:-

a) In September 2018 so only 2 years ago planning permission was given for a development of part of this site – the building of a pair of semi-detached houses. That development has taken place. 2 pertinent conditions were imposed:-

namely that the development hereby approved shall be implemented in accordance with the tree and hedge protection measures described in the Arboricultural Implications Assessment and Method Statement Ref 181008 - AIA dated 12 February 2018 by Ecourban Ltd Arboricultural Consultancy and the revised Tree Protection Plan ECO 3 submitted on 7 June 2018. This shall include the use of tree protection fencing, ground protection measures and no-dig construction in accordance with these documents. In addition no-dig construction shall be used for the pedestrian access path to the dwelling H1. Reason: To ensure that the existing established trees and hedgerows **in and around the site** that are to be retained, including their roots, do not suffer significant damage during building operations, in accordance with Policy GC4 of the Chiltern

District Local Plan Adopted 1 September 1997 (including alterations adopted 29 May 2001) Consolidated September 2007 and November 2011.

And that no tree or hedge shown to be retained on the revised Tree Protection Plan ECO 3 submitted on 7 June 2018 by Ecourban Ltd Arboricultural Consultancy shall be removed, uprooted, destroyed or pruned for a **period of five years** from the date of implementation of the development hereby approved **without the prior approval in writing of the Local Planning Authority**. If any retained tree or hedge is removed, uprooted or destroyed, or dies during that period, another tree or hedge shall be planted of such size and species as shall be agreed in writing by the Local Planning Authority. Furthermore, the existing soil levels within the root protection areas of the retained trees and hedges shall not be altered. Reason: To ensure the retention of the existing established trees and hedgerows within the site that are in sound condition and of good amenity and wildlife value, in accordance with Policy GC4 of the Chiltern District Local Plan Adopted 1 September 1997 (including alterations adopted 29 May 2001) Consolidated

Within 2 years of the grant of the permission the applicant is seeking to remove a long existing mature tree. There is no evidence submitted with the application to suggest that the tree to be removed is either diseased or dangerous other than the suggestion that it is said to be poisonous although there is again no expert evidence of this, and indeed the type of tree and its characteristics have not changed over the last 2 years so that any risk is as it was at the time that the tree protection plan was prepared, submitted and agreed.

b) The letter in support of and outlining the reason for the application makes reference to proposed material changes to the property itself. As yet no planning application has been submitted for such changes and it is respectfully suggested that in fact any application with regard to trees within the curtilage of the site would be best addressed within the context of any proposed redevelopment of the building and site as a whole.

#### **7) Correspondence:-**

i) The committee noted that of the 15 planning applications for which it had been notified of outcomes in only one case had the Parish Council's position not been reflected in the decision made by the planning authority

ii) The committee noted that the Planning Inspectorate had failed to write to the Parish Council to advise of further representations having been submitted by the new owners of Lawrence Grove Wood in respect of the proposed footpath adoption of the path leading to Widmere Field ROW/322916. The committee discussed the position and agreed that further representations to the planning inspectorate addressing the issues raised by the purchasers should be drafted and submitted to the council for consideration. The Deputy Clerk pointed out that Prestwood Village Association had been advised that their assertion that the order would be made as the previous objector had withdrawn their objection was in fact incorrect.

iii) The committee noted the planning application call in process note from Buckinghamshire Council and indicated that they did not consider the guidance to be appropriate or democratic. Councillor Rhodes had researched the constitution of the planning authority. Whilst the committee accepted that the unitary authority had faced a difficult situation with 4 separate planning authorities having 4 different approaches to calling in applications and a need to have only 1 approach across the authority, it still needed to enable individuals and parish or town councils to have the ability to make representation to their Unitary Councillors and for them to be able to have matters heard at committee and not just by planning officers. It was agreed that representations should be prepared and submitted to council for consideration and Councillor Brooke suggested that at the very least if there was to be no change in the policy it should be subject to a review after a set time for example 2 years.

iv) The committee noted the communication of 10 October from the Campaign for the Protection of Rural England encouraging signature of a petition against proposed planning changes and the involvement by members of their local MPS in opposing the proposed changes. The committee agreed that a copy of the council's representations on both changes to the planning system and to the White Paper on the Future of Planning should be sent to the local MP Cheryl Gillan with a request that she reflect the Parish Councils views in any debates on the subject.

v) The committee noted that on 9 October Buckinghamshire Council had advised that the planning application PL/20/1251/FA in respect of “Laburnham Villa” 131 High Street, Prestwood, Buckinghamshire, HP16 9EX-demolition and 2 new dwellings was to be considered by the planning committee on 20 October 2020 at 6.30pm. GMPC had opposed this application which was approved.

vi) The committee noted that on 9 October Buckinghamshire Council had advised that the planning application CH/2015/1417/FA in respect of land at the rear of 82 High Street, Great Missenden, Buckinghamshire- for 2 semi-detached dwellings was to be considered by the planning committee on 20 October 2020 at 6.30pm. GMPC had opposed this application which was refused.

vii) The committee noted the thanks received from 2 local residents with regard to the representations submitted to Buckinghamshire Council concerning AOC/0051/20 relating to the proposals for discharge of condition 8 (Lighting Scheme) for the Misbourne School Misbourne Drive, Great Missenden, Bucks, indicating that the representations were a “fab Letter” and “more than I dared hope for”.

viii) The committee noted that on 19 October a further email had been received from a resident with regard to the ongoing issues at “Chestnut House”, Broombarne Lane and the alleged breaches of planning condition. They also discussed the revised proposed representations to Buckinghamshire Council concerning the proposals by the applicants to comply with 8 conditions attached to the planning permission. The committee approved the revised letter. Councillor Gladwin explained that he had escalated the concern of local residents to the senior planning officers for the area and would keep the committee advised of further developments

ix) The committee noted that on 22 October BALC had provided proposed draft representations to be made with regard to the Luton Airport proposed development, and decided that it did not wish to make any representations in its own right.

x) The committee noted that on 23 October a Great Missenden resident had copied the Parish Council in to an email sent by them to a local Buckinghamshire Councillor with regard to findings from the Chilterns Conservation Board relating to Dark Skies Policy Consultation pointing out the impact of the proposals under AOC/0051/20 relating to discharge of condition 8 (Lighting Scheme) for the Misbourne School Misbourne Drive, Great Missenden, Bucks. Councillor Gladwin was able to advise the committee that as yet the application had not been determined.

xi) The committee noted that on 23 October BALC had provided an email containing the links to the Buckinghamshire Council responses to be sent to the government with regard to the Government White paper on planning changes.

### **8) Matters for information**

The committee noted the fact that the planning authority had withdrawn its local plan having been advised by the Planning Inspectorate that the plan did not pass their initial legal tests and fulfil the duty of cooperation requirements. Councillor Gladwin explained that although the planning authority did not accept this they believed that it was best to focus on a new local plan for the whole county rather than to try to dispute the Inspectors initial findings. It is hoped that this can be produced within 3 years.

The committee agreed that in light of this there might be a greater need to consider a neighbourhood plan sooner rather than later. It was agreed that even though this too might take 3 years to prepare and then need modification that the working party should be asked to convene and make preliminary enquiries as soon as possible. Councillors Brooke and Rhodes were nominated to join the working party and the deputy clerk agreed to make contact with the chair of the working party with a view to setting up an initial meeting.

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

The meeting closed at 21.15.