



GREAT MISSENDEN PARISH COUNCIL

Minutes of a Zoom Conference call of the Planning Committee
held at 7.30 pm on Monday 7 September 2020

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

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

Councillors: C. Baxter, 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: Councillors J Brooke, S. Humphries and M. Johnstone

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 3 August 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 noted that as a result of observations made at the full council meeting the original draft minutes had been amended and as indicated above they were now approved
- ii) The committee noted that on 17 August Buckinghamshire Council acknowledged receipt of the representations made on behalf of Great Missenden Parish Council in respect of the decisions made by the Planning Committee on 3 August as ratified by full Council on 10 August.
- iii) The committee noted that on 24 August an acknowledgement was received from Buckinghamshire Council's planning enforcement team in respect of the reminder email sent to them regarding Kimba Farm Stud in Moat Lane Prestwood. The indication was that a more detailed response should be received within 10 working days, although it was noted that the planning officer Kirstie Elliott was on leave. The Deputy Clerk updated the committee that as yet no substantive response had been received
- iv) The committee noted that following the holding response from Mike Shires of Buckinghamshire Council's planning team to the reminder that a response was still outstanding with regard to the second part of a complaint lodged last year subsequently on 8 August Mr Shires had submitted a substantive response to the complaint putting the issue down to administrative issues. The committee noted the explanation given and whilst not 100% happy with it, determined that the matter was now too old to merit any further correspondence.
- v) The committee noted the response received from the resident of Peters Close on 21 August to the letter sent to him as approved by council at its meeting on 10 August.

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) 24 Peppard Meadow, Prestwood, Buckinghamshire, HP16 0SF

PL/20/2096/FA

First floor rear extension.

No objection, but an observation that the quality of the plans left a lot to be desired and did not help in considering the application.

- 2) “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.
- 3) “Old Flint Cottage”, 66 High Street, Prestwood, Buckinghamshire, HP16 9EN. PL/20/2253/FA**
Conversion of part of existing garage, replacement of door and roof and addition of 2 roof lights.
No objection subject to the planning authority being satisfied that in light of the increase in accommodation there is sufficient car parking within the curtilage of the property to comply with recognised national parking standards.
- 4 & 5) “Rignall Farm”, Rignall Road, Great Missenden, Buckinghamshire, HP16 9PE. PL/20/2231/FA and PL/20/2232/HB**
Insertion of 3 ground floor windows and 2 rooflights to rear and replacement of existing windows and door in annexe (and listed building consent).
No objection.
- 6) “Old Kiln Stables”, Honor End Lane, Prestwood, Buckinghamshire, HP16 9QZ. PL/20/1823/FA**
Single storey rear extension, first floor extension, porch and additional windows
No objection.
- 7) “Frenchwood” 10 London Road, Little Kingshill, Buckinghamshire, HP16 0DE. PL/20/2276/FA**
Alterations to existing 2 storey rear extension, erection of a part 2 storey, part single storey side extension and addition of a rooflight to existing roof and addition of 2 new windows to side elevation.
No objection.
- 8) “The Old Orchard”, Rignall Road, Great Missenden, Buckinghamshire, HP16 9AN. PL/20/2297/FA**
Insertion of 2 dormer windows.
No objection.
- 9) “Lowwood”, 4 Glebelands Close, Prestwood, Buckinghamshire HP16 0QP. PL/20/2328/FA**
Demolition of existing conservatory and erection of single storey rear extension.
No objection.
- 10) 152 Wycombe Road, Prestwood, Buckinghamshire, HP16 0HJ. PL/20/2426/FA**
Single storey side extension with new pitched roof to garage incorporating a store within the roof over the garage.
No objection.
- 11) “Owlswick”, Nairdwood Lane, Prestwood, Buckinghamshire, HP16 0QL. PL/20/2424/FA**
Part demolition of existing garage and single storey front extension.
No objection.
- 12) “Cudsdens Cottage” Chesham Road, Great Missenden, Buckinghamshire HP16 0QT. PL/20/2480/FA**
Conversion of existing garage into ancillary residential unit with rear extension and erection of garden shed.
No objection but the Parish Council would suggest that the development is conditional on the converted garage and ancillary residential unit being purely ancillary to the main dwelling and not to be permitted to be a separate dwelling as
a) for it to become a separate dwelling would appear to leave inadequate parking provision and amenity space for the existing dwelling and an additional dwelling and b) It would spoil the vernacular style of the property and its neighbouring properties.
- 13) “Broome Farm”, Hyde Lane, Hyde End, Great Missenden, Buckinghamshire, HP16 0RF. PL/20/2522/CONDA**
Application for approval of details reserved by conditions 3 & 4 on planning permission PL/19/2190/FA (Demolition of existing storage buildings and structures, and erection of a dwelling.)
No objection with regard to the condition 4, but some concern that the application does not appear to address the requirements of Condition 3 of planning application PL/19/2190/FA.

14) "Hyde Farm" Hyde Lane, Hyde End, Great Missenden, Buckinghamshire, HP16 0RF. PL/20/2625/CONDA
Application for approval of details reserved by condition 1, 2, 3, and 4 on planning permission PL/18/2756/HB - Listed Building Consent for the **partial** repair and rebuild of roadside wall.
No objection.

15) Land to the West of Park Farm, Potter Row, Great Missenden, Buckinghamshire. PL/20/2747/HS

Request for approval of plans and specifications under condition imposed by paragraphs 2 and/or 3 of Schedule 17 to the High Speed Rail (London- West Midlands) Act 2017 for a bat house, earthworks and fencing.

No objection but the Parish Council would recommend a condition being imposed to ensure that the applicants liaise with the local Bat Group to ensure that the provisions are adequate and appropriate for the site. Furthermore access for these works should only take place from the Haul Road from the A413 and not from Potter Row.

b) Objections

1) "Laburnham Villa", 131 High Street, Prestwood, Buckinghamshire, HP16 9EX. PL/20/1251/FA
Demolition of existing property and erection of 2 detached dwellings with formation of vehicular access

The Parish Council understand that this application has been called in and support that step. The Parish Council oppose this application and notes and endorses the observations of those residents in several neighbouring properties. In addition and in particular the Parish Council observes:-

- a) The layout and density of the proposed development is inappropriate for the size of the site.
- b) The design and appearance of the proposed development is out of keeping with the neighbouring properties and is out of keeping with the street scene.
- c) If approved the impact of this development would be to provide significantly reduced amenity space for each of the proposed dwellings.
- d) Consultation with the Highways Authority suggests that it should be a condition that any vehicles leaving the site are able to do so by turning within the curtilage of the property in order to be able to exit facing forwards. The plans do not appear to make any provision for this which on the face of it indicate that there are issues as to access and highways safety.
- e) It would appear that the proposed development would require an access on to the High Street which would result in the loss of on street car parking spaces which are at a premium for local residents and those using the facilities within the village of Prestwood.

2) "Cherry Trees", Broombar Lane, Great Missenden, Buckinghamshire HP16 9JD. PL/20/2131/FA
2 storey front extension, part single/part 2 storey side extension and single storey rear extension. Raising of roof ridge height to create first floor accommodation, changes to windows and doors and front porch canopy

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

- a) The ridge height proposed by this extension is too high in relation to neighbouring properties and as such the proposed development would be overbearing in nature.
- b) The size and scale of the proposed extension is such that it would lead to the property overlooking neighbouring properties and lead to a loss of privacy for their occupants.
- c) The design and appearance of the proposed development is out of keeping with neighbouring properties and in particular out of character with the street scene. The frontal elevation is particularly out of keeping with the street scene.

3) 32B High Street (at rear of 36) Great Missenden, Buckinghamshire, HP16 0AU. PL/20/2557/PNL
Prior notification under class PA of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015- Change of use from light industrial (Use Class B1(c) to 2 residential units (Use Class C3).

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

- a) It is not accepted that the proposed dwellings would exclusively be occupied by those with no motor vehicles and as such the failure to make any provision for parking on site is unacceptable. The development therefore fails to provide adequate parking and servicing.
- b) The layout and density of the proposed development is inadequate. It is understood that the units created would not be considered of sufficient size to be eligible for purchasers requiring mortgage funding and therefore immediately

excludes as potential purchasers or occupiers those who may have greater housing needs and a demand for affordable housing.

7) Correspondence:-

i) The Committee noted that on 8 August The Campaign for Rural England had sent a newsletter referring to the forthcoming government planning shakeup.

ii) The committee noted that on 7 August an email had been received from NALC stressing the importance of commenting on the proposed forthcoming government changes to planning, a message reinforced by the local branch (BALC) who are looking to see any responses from local parishes and provide a collated response and also highlighting the significance of Neighbourhood Plans. In response the Committee had met as a working party to discuss the proposed changes to planning law- see below.

iii) The committee noted that on 11 August Buckinghamshire Council had advised that an appeal had been lodged in respect of the refusal of planning permission for the formation of a new vehicular crossover on to the High Street and the erection of fence and gates at entrance from Barley View in respect of "Honor Cottage" 15 Barley View, Prestwood, Buckinghamshire, HP16 9BW (Planning application PL/19/2772/FA) an application that had been opposed by GMPC. The appeal is under the householder appeals service so no additional comments can be lodged- appeal reference APP/X0415/D/20/325539.

iv) the committee noted that on 14 August Buckinghamshire Council had advised that the application in respect of "The Nags Head Public House", London Road, Little Kingshill, Buckinghamshire HP16 0DG along with the associated application for historical building consent (**PL/19/4178/FA and PL/19/4463/HB**) were due to be considered at the East Buckinghamshire Area Planning Committee meeting on 25 August 2020. This relates to the demolition of an existing 2 storey extension and the erection of a replacement part 2 and part single storey side and rear extension and the erection of an outbuilding to form additional accommodation, internal alterations, an extension to the existing car park and associated soft and hard landscaping. GMPC had supported this application when it was made and conditional permission was granted.

v) The committee noted that on 2 August a request had been made by the purchaser of Gnome Cottage (just renamed as Apple Cottage) Perks Lane, Prestwood, Great Missenden, Bucks, HP16 0JG for the original plans for the house and the year it was built and if we knew where to find them and that a response had been sent on 6 August indicating that the planning authority is Buckinghamshire Council and suggesting an approach to them.

vi) The committee noted that on 19 August Councillor Rhodes had circulated a further letter that he had sent to Buckinghamshire Council concerning the Notice of Material Amendment application submitted in respect of Chestnut House/ Ikoyi Broombar Lane, Great Missenden, **PL/20/2448/NMA** following the original application **PL/19/4163/FA** Councillor Rhodes reminded the committee that he original planning application had been opposed and had only been granted on the chair of the planning committee's casting vote and with a number of conditions. Furthermore almost immediately after the grant of permission the applicant had sought to make a non-material amendment that would have the effect of defeating some of the conditions imposed, and may be the first of many a number of similar applications. It had also been observed that certain conditions attached to the plans as to the retention of trees and hedge lines had been breached and at least one local resident has invited Buckinghamshire Council to consider enforcement proceedings. It was agreed by the committee that a letter should be drafted for approval to be sent to Buckinghamshire Council expressing concern and asking them to expedite any enforcement action and to advise the Parish Council of the outcome of such action.

8) Matters for information

a) The committee noted that further information has been received as to an increase in funding available for those wishing to prepare a neighbourhood plan. This will be the subject of a separate paper for the Parish Council Meeting which has been prepared and is with Councillor Lovegrove for approval as he leads the working party on Neighbourhood Plans. Councillor Lovegrove suggested that he may suggest to council that it defer any decision for a further month until the meeting in October so that some further enquiries could take place as to the current position with regard to the draft local plan and as to potential resources available to support the Parish Council were it to proceed to prepare a Neighbourhood Plan

b) The committee approved the draft response prepared by the Deputy Clerk following the working party meeting that had taken place on 2 September and approved its submission to council for approval for submission both to BALC and the Government

9. Date of the Next Meeting –Monday 5 October 2020 at 19.30 in the Parish Office unless otherwise advised

The meeting closed at 20.45.