



Agenda for Planning Committee Meeting Monday 4 January 2021
At 7.30pm via Zoom video conference call
Meeting Notice

Clerk. is inviting you to a scheduled Zoom meeting.

Topic: Planning Committee Meeting
Time: Jan 4, 2021 07:30 PM London

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All members of the planning committee are hereby summoned to attend for the purposes of considering and resolving upon the business to be transacted below.

1. Apologies

2. Declarations of Interest

3. Minutes of the meeting held on Monday 7 December 2020 at 7.30pm by Zoom. Attached.

4. Matters arising.

- i) The committee noted that on 17 December the representations of GMPC on applications considered at the planning committee meeting on 7 December had been submitted and receipt acknowledged the same day by Buckinghamshire Council.
- ii) As at the time of preparation of the agenda no application for planning permission has been received in respect of the proposed development at Station Approach, Great Missenden. It is understood that the developers have met with the GMVA and other interest groups to discuss their plans.
- iii) There has been no response to the letter of 1 December sent to Mike Shires at Buckinghamshire Council Planning team with regard to the misleading statement made by one of his team to one of the councillors with regard to notification of an application relating to "Chestnut House".

5. Public Forum.

As at the time of writing no indication of any members of the public wishing to attend.

6. Planning Applications –

Summary of Applications for Great Missenden Parish validated and up to date as at midday on Wednesday 30 December 2020 as set out below

For further details of planning applications please go to the website for Buckinghamshire Council planning service for Chiltern and South Bucks Area email address planning.csb@buckinghamshire.gov.uk
Determinations to be accessed on line at the meeting if requested.

1) 106 High Street, Great Missenden, Buckinghamshire, HP16 0BE.
2 storey rear extension enclosing staircase, addition of rear window, new slate roof with 3 front and 2 side roof lights to left front of building, retaining existing rear joinery workshops and its parking spaces, internal refurbishment and upgrade.

Reference: **PL/20/3911/FA.**

Date validated: 3 December 2020.

Date received by GMPC: 7 December 2020.

Determination date: **28 January 2021.**

2) "Havenfields", Aylesbury Road, Great Missenden, Bucks, HP16 9LS.
Demolition of existing side extensions, erection of part single/part 2 storey side extension with formation of basement level below, first floor and roof extensions with windows at front, infilling and raising of land levels at front of property, removal of existing and siting of new front porch entrance and new rear porch extension, alterations to windows and doors and associated hard landscaping.

Reference: **PL/20/3906/FA.**

Date validated: 4 December 2020.

Date received by GMPC: 8 December 2020.

Determination date: **29 January 2021.**

3) 20 Trafford Close, Great Missenden, Buckinghamshire, HP16 0BS.
Demolition of existing conservatory and single storey lean to. Garage conversion and construction of single storey side and rear extensions with internal alterations.

Reference: **PL/20/4011/FA.**

Date validated: 27 November 2020.

Date received by GMPC: 9 December 2020.

Determination date: **20 January 2021.**

4) 20 Lodge Lane, Prestwood, Buckinghamshire, HP16 0SU.
First floor side extension with balcony, insertion of front roof light and extension of chimney.

Reference: **PL/20/3985/FA.**

Date validated: 7 December 2020.

Date received by GMPC: 10 December 2020.

Determination date: **1 February 2021.**

5) Veterinary Surgeons, "Merrilaw", Martinsend Lane, Great Missenden, Buckinghamshire, HP16 9HR.
Non-illuminated fascia sign.

Reference: **PL/20/3796/AV.**

Date validated: 9 December 2020.

Date received by GMPC: 11 December 2020.

Determination date: **3 February 2021.**

- 6) "Lapwing Cottage", Broombarn Lane, Great Missenden, Buckinghamshire, HP16 9JD.
Single storey rear extension and conversion of part of garage to living space, including changes to windows and door.
- Reference:** **PL/20/4107/FA.**
Date validated: 15 December 2020.
Date received by GMPC: 16 December 2020.
Determination date: **9 February 2021.**
- 7) 26, Clare Road, Prestwood, Buckinghamshire, HP16 0NR.
Certificate of lawfulness for proposed widening of vehicular access.
- Reference:** **PL/20/4165/SA.**
Date validated: 7 December 2020.
Date received by GMPC: Not received other than on list of 17 December 2020.
Determination date: **1 February 2021.**
- 8) "Upton Cottage", Nairdwood Lane, Prestwood, Buckinghamshire, HP16 0QH.
Demolition of single storey section at rear, erection of 2 storey rear extension and single storey side extension.
- Reference:** **PL/20/4232/FA.**
Date validated: 11 December 2020.
Date received by GMPC: 22 December 2020.
Determination date: **5 February 2021.**
- 9) "Astons House" 24 Wycombe Road, Prestwood, Buckinghamshire, HP16 0PJ.
Demolition of existing outbuilding and construction of new single storey detached outbuilding. Repair works to the main house and garage roofs, rainwater goods and terrace.
- Reference:** **PL/20/4126/FA.**
Date validated: 18 December 2020.
Date received by GMPC: 23 December 2020.
Determination date: **12 February 2021.**
- 10) "Stableside" "Peterley Wood Farm" Peterley Lane, Prestwood, Buckinghamshire, HP16 0HH.
Certificate of lawfulness for proposed single storey rear extension and new window at side.
- Reference:** **PL/20/4249/SA.**
Date validated: 11 December 2020.
Date received by GMPC: No details provided only found on search of Bucks Council website. No documents on system as at 29.12.20.
Determination date: **5 February 2021.**
- 11) "Chestnut House", Broombarn Lane, Great Missenden, Buckinghamshire, HP16 9JD.
Application for approval of details reserved by conditions 6 & 15 on planning permission PL/19/4163/FA. (Redevelopment of site to provide 2 detached dwellings with vehicular access, associated hardstanding, landscaping and car parking.)

Reference: PL/20/4250/CONDA.
Date validated: 11 December 2020.
Date received by GMPC: No details provided only found on search of Bucks Council website. Limited documents on system as at 29.12.20.
Determination date: **5 March 2021.**

12) Land Adjacent (to North Of) "Idaho Cottage", 36 Wycombe Road, Prestwood, Buckinghamshire, HP16 0PJ.
Approval of condition 2 (Biodiversity enhancements) on planning permission PL/20/0704/VRC for Variation of conditions 2 and 10 of planning permission CH/2018/0714/FA (Erection of new dwelling house with integral garage) to allow for: changes to windows and solar panels, additional rear roof light, changes to roof line and revision to materials for the Juliette balcony, garage door and slate roof and cladding.

Reference: PL/20/4320/CONDA.
Date validated: 17 December 2020.
Date received by GMPC: No details provided only found on search of Bucks Council website.
Determination date: **11 March 2021.**

7. Correspondence:-

Anyone who requires a copy of an item of correspondence that has been summarised and is not provided can request a copy from the office.

i) Buckinghamshire Council have submitted a series of outcomes of planning applications on 3, 4, 5, 8, 9, 10, 11, 12, 15, 17, 18, 19, 23, and 30 December 2020.

These cover:-

Land at The Green Man Public House, 2, High Street, Prestwood, Bucks, HP16 9EB –approval of details reserved by condition 10 on planning permission CH/2018/0243/FA.

PL/20/3173/CONDA.

Condition accepted 2 December 2020.

GMPC opposed this application; there is no evidence of the comments from GMPC on the Buckinghamshire Council website.

"Nurses Cottage" 29 Rignall Farm Cottages, Rignall Road, Great Missenden, Bucks, HP16 9AH.

Replacement conservatory, extension and extension and partial conversion of garage to habitable accommodation.

PL/20/3039/FA

Conditional Permission granted 3 December 2020.

GMPC did not oppose the application

and their view is contained in the case officer's report.

2 Rignall Farms Cottages, Rignall Road, Great Missenden, Bucks, HP16 9PE.

Retrospective permission for residential annex.

PL/20/3163/FA.

Conditional Permission granted 3 December 2020.

GMPC did not oppose the application

and their view is contained in the case officer's report. Specifically the decision states as requested by GMPC that the annex can only be used ancillary to the main dwelling.

"Racksmere", Village Road, Ballinger, Bucks. HP16 9LQ.

Change of use of garage to accommodation and stables to games room, office and store.

PL/20/3093/FA.

Conditional Permission granted 4 December 2020.
and their view is contained in the case officer's report.

GMPC did not oppose the application

Former Mushroom Farm. Meadow Lane, South Heath, Bucks. HP16 9SH.

Approval of details reserved by condition 14 of permission PL/18/4598/FA.

PL/20/3266/CONDA.

Condition accepted 7 December 2020.

GMPC did not oppose this application;
there is no evidence of the comments from GMPC on the Buckinghamshire Council website.

"Frenchwood", 10, London Road, Little Kingshill, Bucks, HP16 ODE.

Outbuilding conversion to gym.

PL/20/3412/FA.

Conditional Permission granted 8 December 2020.

GMPC did not oppose the application
and their view is contained in the case officer's report, and the report specifically addresses the issue
raised by GMPC as to potential flood risk, and a drainage system is required by the report.

"Foxys Hollow" Chesham Road, Hyde End, Bucks, HP16 ORG.

Extensions.

PL/20/3418/FA.

Conditional Permission granted 8 December 2020.

GMPC did not oppose the application

and their view is contained in the case officer's report.

Buryfield Recreation Ground, Link Road, Great Missenden, Bucks, HP16 9AE.

Lime Tree reduction in conservation area.

PL/20/3608/KA.

Decision made on 8 December 2020 not to make a TPO.
application it relating to their own property.

GMPC did not comment on this

"Holly Cottage", Ballinger Road, South Heath, Buckinghamshire, HP16 9QH.

Erection 3 new 4 bed detached dwellings revised application after refusal of PL/20/0842/FA

PL/20/2889/FA.

Conditional Permission granted 9 December 2020.

GMPC opposed this application. The
comments of GMPC are not shown on the Bucks Council website and there is no case officer's report on
the website either.

72A Fairacres, Prestwood, Buckinghamshire, HP16 0LF.

Certificate of lawfulness application for proposed vehicular access.

PL/20/3170/SA.

Certificate of Lawfulness issued on 9 December 2020.

GMPC did not oppose the application
but their observations are not shown on the website and there is no case officer's report.

"Rannerdale", Copes Road, Great Kingshill, Buckinghamshire, HP15 6JE.

Extension and conversion of garage into habitable accommodation.

PL/20/3449/FA.

Conditional Permission granted 9 December 2020.

GMPC did not oppose the application

and their observations are set out in the case officer's report.

"Stableside" Peterley Wood farm, Peterley Lane, Prestwood, Buckinghamshire, HP16 0HH.

Certificate of lawfulness for existing use of land in association with dwelling.

PL/20/3251/EU.

Certificate of lawfulness of existing use granted on 10 December 2020. GMPC did not oppose the application and their observations are set out in the case officer's report.

"Mulberry Lodge" 64A Wycombe Road, Prestwood, Buckinghamshire, HP16 0PQ.

Subdivision of garden and new detached dwelling.

PL/20/2843/FA.

Application refused 11 December 2020.

GMPC opposed this application and

their observations are set out in the case officer's report.

"Chestnut House", Broombarn Lane, Great Missenden, Buckinghamshire, HP16 9JD.

Approval of details reserved in conditions 2, 3, 5, 6, 10, 13, 15, and 16 on planning permission.

PL/19/4163/FA.

PL/20/3070/CONDA.

Conditions accepted in part on 14 December 2020.

GMPC opposed this application. The

comments of GMPC are not shown on the Bucks Council website and there is no case officer's report on the website either.

"The Old Red Lion" 62 High Street Great Missenden, Buckinghamshire, HP16 0AN.

Approval of details reserved by conditions 3 & 4 on planning permission PL/19/2241/FA.

PL/20/1932/CONDA.

Conditions accepted on 16 December 2020.

GMPC did not oppose this application.

The comments of GMPC are not shown on the Bucks Council website and there is no case officer's report on the website either.

"Peterley Wood Farm Barn", Peterley Lane, Prestwood, Buckinghamshire.

Conversion of barn to residential unit.

PL/20/3247/FA.

Conditional Permission granted 16 December 2020.

GMPC opposed this application. The comments

of GMPC are not shown on the Bucks Council website but the case officer's report states that the Parish Council opposed the application.

"Ladymede" Grimms Hill, Great Missenden, Buckinghamshire, HP16 9BG.

Non material amendment to planning permission CH/2015/1993/FA.

PL/20/3350/NMA.

Amendment accepted 17 December 2020.

GMPC did not oppose this application.

The comments of GMPC are not shown on the Bucks Council website and there is no case officer's report on the website either.

3 Over Hampden, Prestwood, Buckinghamshire, HP16 9DZ.

New detached outbuilding and alterations to doors and windows.

PL/20/3353/FA.

Conditional Permission granted 18 December 2020.

GMPC did not oppose this application. The

comments of GMPC are not shown on the Bucks Council website and the case officer's report dated 18 December says that none have been received. They were submitted on 17 December and receipt acknowledged the same day.

8 Over Hampden, Prestwood, Buckinghamshire, HP16 9DZ.

Erection of outbuilding.

PL/20/2610/FA.

Conditional Permission granted 22 December 2020. GMPC did not oppose this application. The comments of GMPC are not shown on the Bucks Council website but are contained in the case officer's report.

"Highways", 6, London Road, Little Kingshill, Buckinghamshire, HP16 0DE.

Extensions and changes to roof lights and windows.

PL/20/3304/FA.

Conditional Permission granted 22 December 2020. GMPC did not oppose this application. The comments of GMPC are not shown on the Bucks Council website and the case officer's report dated 22 December says that none have been received. They were submitted on 17 December and receipt acknowledged the same day.

25, The Glebe, Prestwood, Buckinghamshire, HP16 9DN.

Certificate of lawfulness for existing extension.

PL/20/3384 /EU.

Certificate of lawfulness issued on 22 December 2020. GMPC did not oppose this application. The comments of GMPC are not shown on the Bucks Council website and the case officer's report dated 22 December says that none have been received. They were submitted on 17 December and receipt acknowledged the same day.

"The Pippin", Cherry Close, Prestwood, Buckinghamshire, HP16 0QD.

Extensions and garage conversion.

PL/20/3682/FA.

Conditional Permission granted 22 December 2020. GMPC did not oppose this application. The comments of GMPC are not shown on the Bucks Council website and the case officer's report dated 22 December says that none have been received. They were submitted on 17 December and receipt acknowledged the same day.

Land Adjacent to "Idaho Cottage", 36 Wycombe Road, Prestwood, Buckinghamshire, HP16 0PJ.

Variation of conditions 2 & 10 on planning permission CH/2018/0714/FA approval of condition 2 re biodiversity enhancements.

PL/20/0704/VRC.

Condition accepted 22 December 2020. GMPC did not oppose this application. The comments of GMPC are not shown on the Bucks Council website and there is no case officer's report on the website either.

47, Church Street, Great Missenden, Buckinghamshire, HP16 0AZ.

Extension and removal of dormer window.

PL/20/3555/FA.

Conditional Permission granted 29 December 2020. GMPC did not oppose this application. The comments of GMPC are not shown on the Bucks Council website but are contained in the case officer's report.

7 ii) On 4 December Buckinghamshire Council sent an email advising that the application relating to Peterley Wood Farm Barn in Prestwood, PL/20/3247/FA was to be determined by committee on 15 December. The decision made is outlined above.

iii) On 7 December Buckinghamshire Council sent an email advising that the email of the same date sent to the Planning Enforcement team acknowledging their email (**attached**) of 3 December relating to Kimba Farm Stud, Moat Lane, Prestwood had been received.

iv) On 8 December Buckinghamshire Council sent an email advising that the application (PL/20/3608/KA.) by GMPC in respect of the Lime Tree reduction proposed on Buryfield, had been approved and that a TPO would not be made.

v) On 8 December BALC advised of a proposed talk about Buckinghamshire Planning Services to take place on Tuesday 15 December at 5pm. The email was forwarded to all councillors. Unfortunately despite having intended to attend the session due to overrunning commitments, this was not possible. However the slides of the presentation were subsequently made available and are **attached**.

vi) On 8 December a decision letter was received from the planning inspectorate advising that an order had been made in respect of the Right of Way/3229106 this being the right of way running from Widmere Field to footpath GMI/48(F)/2 and Bridleways GMI/43/1 and GMI/48(BW)/3. Committee will no doubt recall the history of this matter- at one point the objection to making the order was withdrawn and the enquiry was to be dealt with on paper rather than by public meeting, but it then became apparent that the piece of land which the right of way crosses had been sold and the purchasers lodged an objection which led to further consideration of the application. (**attached**)

vii) On 14 December Buckinghamshire Council sent 3 separate emails all advising that on 26 November they had adopted the Burnham Beeches Special Area of Conservation Strategic Access Management and Monitoring Strategy Supplementary Planning Document.

viii) On 16 December the Campaign for the Protection of Rural England sent a newsletter in which they advised of a change of heart by the government in respect of the proposed changes to the planning system and in particular the abandonment of the the government's proposed algorithm with regard to housing quotas.

ix) As the committee will be aware an email was received from 1 of the residents of Broombar Lane in Great Missenden thanking Councillor Rhodes for his ongoing work with regard to the planning application in respect of "Chestnut House" in Broombar Lane and for continuing to monitor the development.

8. Matters for information

i) As the committee will be aware some time ago the planning committee recommended to council, who endorsed the recommendation, that support be given to the planning application in respect of the Misbourne Greenway from Wendover through to the Black Horse at Mobwell, so in part within the parish. GMPCs observations with regard to that application were duly submitted and noted on the planning record. As yet no planning decision has been made.

At the last council meeting, council approved a letter being sent to Buckinghamshire Council opposing the proposed diversion of the footpath GM/70 that crosses the railway line at an unguarded crossing. On 14 December the strategic access officer for Buckinghamshire Council sent an email querying this and suggesting that these 2 actions were inconsistent. He was advised that this is not the case and that the 2 decisions are not necessarily at odds with each other. A copy of the email from Bucks Council is **attached**.

9. Next Meeting: Monday 1st February 2021 at 19.30 in the office or by way of Zoom conference call.

Christopher Thompson

Deputy Clerk to the Council

Date: Wednesday 30 December 2020