



Agenda for Planning Committee Meeting Monday 1 February 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: Feb 1, 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 4 January 2021 at 7.30pm by Zoom.

Attached.

4. Matters arising.

i) The committee noted that on 19 January the representations of GMPC on applications considered at the planning committee meeting on 4 January and approved by full council on 11 January had been submitted and receipt acknowledged the same day by Buckinghamshire Council.

ii) As indicated in January no application for planning permission has been received in respect of the proposed development at Station Approach, Great Missenden. However it has now been confirmed that the developer's agents have met with GMVA, the Revite Group and the ward Councillors from Buckinghamshire Council. It was agreed by Council following mention at the planning committee meeting in December that GMPC would delay any meeting with the developers and or their agents until such time as a planning application had been submitted. However in light of the fact that almost all other local interest groups and councillors have met with the developers, the committee may feel that this is new information that merits arranging for council to meet with the proposed developers in order to be able to express views on the planning position prior to an application being submitted

iii) There has still 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”. Does the committee want a reminder to be sent to Bucks Council?

iv) A meeting of the Misbourne Greenway working party took place on Friday 15 January to discuss the position with regard to the proposed Greenway through Great Missenden. Further questions as to the proposals were suggested and have been sent to Sustrans Ltd for a response

5. Public Forum.

As at the time of preparation no indication of any members of the public wishing to attend although a representative of the developers in relation to the proposed development in Station Approach as approached council with a view to a meeting to discuss the plans

6. Planning Applications –

Summary of Applications for Great Missenden Parish validated and up to date as at midday on Wednesday 27 January 2021 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) “Rose Cottage”, Broomfield Hill, Great Missenden, Buckinghamshire, HP16 9PD.
Removal of condition 3 (occupancy restriction) of planning permission AM/816/67 (Erection of staff cottage and garages) and insertion of 2 front and 1 side dormer windows and 3 front, 2 rear and 3 side roof lights, changes to doors and windows and landscaping (part retrospective).
Reference: **PL/20/4085/FA.**
Date validated: 23 December 2020.
Date received by GMPC: 7 January 2021.
Determination date: **17 February 2021.**

2) “Annie Bailey’s Restaurant, Chesham Road, Hyde End, Buckinghamshire, HP16 0QT.
Demolition of restaurant and erection of community rehabilitation centre (Use Class C2).
Reference: **PL/20/2526/FA.**
Date validated: 17 September 2020.
Date received by GMPC: 7 January 2021.
Determination date: **12 November 2020.**

By way of reminder this was considered at the October 2020 Planning Committee and the decision was made to offer support subject to a variety of conditions and issues that were raised. Amended plans were submitted to Bucks Council in December 2020.

3) 31 Wren Road, Prestwood, Buckinghamshire, HP16 0SB.
Part 2 storey, part first floor side extension.
Reference: **PL/20/4326/FA.**
Date validated: 17 December 2020.
Date received by GMPC: 8 January 2021.
Determination date: **11 February 2021.**

- 4) "Kimba Farm Stud", Moat lane, Prestwood, Buckinghamshire, HP16 9BT.
Erection of covered manege (retrospective).
Reference: **PL/20/4379/FA.**
Date validated: 8 January 2021.
Date received by GMPC: 12 January 2021.
Determination date: **5 March 2021.**
As the committee will be aware, this application is in response to the eventual action taken by the Bucks Council enforcement team which arose as a result of the issue of an unauthorised building being present on the site being raised by GMPC in July 2020.
- 5) "The Lawns" Rignall Road, Great Missenden, Buckinghamshire, HP16 9PE.
2 storey rear extension
Reference: **PL/20/4410/FA.**
Date validated: 8 January 2021.
Date received by GMPC: 12 January 2021.
Determination date: **5 March 2021.**
- 6) "Moat Farm", Moat Lane, Prestwood, Buckinghamshire, HP16 9DF.
Listed building consent for alterations, extension or demolition of a listed building. Removal of rear plasterboard, door and window and insertion of new rear door.
Reference: **PL/20/4251/HB.**
Date validated: 12 January 2021.
Date received by GMPC: 13 January 2021.
Determination date: **9 March 2021.**
- 7) "Peterley Wood Farm", Peterley Lane, Prestwood, Buckinghamshire, HP16 0HH.
Erection of 2 replacement 2 storey dwellings and 1 single storey dwelling and 2 garages. **Amended application: - site plan showing re-siting of the 3 Dwellings.**
Reference: **PL/20/3487/FA.**
Date validated: 30 November 2020.
Date received by GMPC: 13 January 2021.
Determination date: **25 January 2021.**
The committee will recall opposing this application at the December 2020 planning committee meeting.
- 8) "Long Pipers", Little Hollis, Great Missenden, Buckinghamshire, HP16 9HZ.
Proposed hipped roof to replace existing flat roof of garage and porch area.
Reference: **PL/20/4100/FA.**
Date validated: 12 January 2021.
Date received by GMPC: 18 January 2021.
Determination date: **9 March 2021.**
- 9) "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: 20 January 2021.

Determination date: **5 March 2021.**

The committee will recall the applications in respect of this property have been discussed on a number of occasions and the council's representations from the January planning committee meeting are endorsed on the Bucks Council website. However a further plan and ecological assessment was submitted on 18 January- after the last planning committee meeting

10) "Stoke Cottage", Village Road, Ballinger, Buckinghamshire, HP16 9LQ.
2 storey side/rear extension, new garage following demolition of existing.

Reference: **PL/20/4464/FA.**

Date validated: 18 January 2021.

Date received by GMPC: 20 January 2021.

Determination date: **15 March 2021.**

11) "Ellesmere", Green Lane, Prestwood, Buckinghamshire, HP16 0QA.
New roof tiles, external paintwork, cladding, changes to porch including brick pier removed and timber posts added, changes to windows and doors.

Reference: **PL/21/0071/FA.**

Date validated: 8 January 2021.

Date received by GMPC: 21 January 2021.

Determination date: **5 March 2021.**

12) "South View", 11 Chiltern Manor Park, Great Missenden, Buckinghamshire, HP16 9BL.
Works to trees subject to Tree Preservation Order, T1 Oak- crown reduction by 2.5 metres (TPO 44 of 91968)

Reference: **PL/21/0155/TP.**

Date validated: 15 January 2021.

Date received by GMPC: 22 January 2021.

Determination date: **12 March 2021.**

For the benefit of the committee a similar application was made and granted in 2002 allowing an up to 30% reduction.

13) "The Green Man" Public House, 2 High Street, Prestwood, Buckinghamshire, HP16 9EB.
First floor rear extension

Reference: **PL/20/4468/FA.**

Date validated: 21 January 2021.

Date received by GMPC: No notice received as at 27.1.21 and no documents on Bucks Council Website.

Determination date: **18 March 2021**

14) "Frenchwood" 10 London Road, Little Kingshill, Buckinghamshire, HP16 0DE.
Non Material Amendment to planning permission PL/20/2276/FA
(Alterations to existing two storey rear extension, erection of a single storey side extension and addition of a roof light to existing roof and addition of two new windows to side elevation) to allow for an enlarged porch and changing from French doors and windows to bi-fold doors.

Reference: **PL/21/0044/NMA**
Date validated: 7 January 2021.
Date received by GMPC: No notice received as at 27.1.21.
Determination date: **4 February 2021**

15) "Rivendell", Bernards Close, Great Missenden, Buckinghamshire, HP16 0BU.
Demolition of existing dwelling and garage and erection of dwelling and detached covered carport and store

Reference: **PL/21/0101/FA.**
Date validated: 21 January 2021.
Date received by GMPC: No notice received as at 27.1.21.
Determination date: **18 March 2021**

The committee will recall that a previous application of a similar nature was granted in 2019 and amended in 2020 PL/18/4740/FA.

16) "The Beeches" Martinsend Lane, Great Missenden, Buckinghamshire, HP16 9HR.
Single storey rear extension, internal alterations and new entrance gate & fencing.

Reference: **PL/21/0114/FA.**
Date validated: 12 January 2021.
Date received by GMPC: 27 January 2021.
Determination date: **9 March 2021**

17) "Old Stocks", Salmons Lane, Prestwood, Buckinghamshire, HP16 OPY.
Single storey side / rear extension.

Reference: **PL/21/0119/FA.**
Date validated: 21 January 2021.
Date received by GMPC: No notice received as at 27.1.21.
Determination date: **18 March 2021**

18, 19, & 20) "The Old Red Lion", 62, High Street, Great Missenden, Buckinghamshire, HP16 0AN. (and land at the rear)
Approval of condition 2 (Materials) of planning permission PL/19/2241/FA – Change of use to 7 residential apartments (Use Class C3) comprising 5 flats in the upper storeys and 2 at the rear ground floor, with partial demolition of ground floor, addition of external stairs to side and balconies to rear, changes to doors and windows, and formalisation of car parking spaces to the rear of the Old Red Lion.
Approval of condition 15 (Construction Method Statement) of planning permission CH/2017/1943/FA - Demolition of three four-bed houses, a disused industrial building (Use Class B2) and 20 garages, removal of spoil and trees from the rear of the site. Development of 34 residential dwellings comprising 25 houses and 5 flats, with associated landscaping tree replacement, car parking and internal shared surface road. Change of use of the upper storeys of The Old Red Lion (62 High Street) from office to

residential to provide 4 flats. Ground floor building line amendment to southern elevation of The Old Red Lion (62 High Street) to remove 700mm at ground floor only to provide improved visibility onto the High Street. Amendments to Forge Cottage on Missenden Mews to relocate front door, relocate car parking space and provision of new private amenity space within the site.

Approval of conditions 4 and 5 (Tree Protection Plan and Arboricultural Method Statement) of planning permission CH/2017/1943/FA - Demolition of three four-bed houses, a disused industrial building (Use Class B2) and 20 garages, removal of spoil and trees from the rear of the site. Development of 34 residential dwellings comprising 25 houses and 5 flats, with associated landscaping tree replacement, car parking and internal shared surface road. Change of use of the upper storeys of The Old Red Lion (62 High Street) from office to residential to provide 4 flats. Ground floor building line amendment to southern elevation of The Old Red Lion (62 High Street) to remove 700mm at ground floor only to provide improved visibility onto the High Street. Amendments to Forge Cottage on Missenden Mews to relocate front door, relocate car parking space and provision of new private amenity space within the site.

Reference: PL/21/0239/CONDA, PL/21/0280/CONDA, and PL/21/0263/CONDA
Date validated: 21 January 2021, 25 January 2021 and 25 January 2021.
Date received by GMPC: No notice received as at 27.1.21.
Determination date: 15 April 2021

21 & 22)

“The George Inn” Public House, 94 High Street, Great Missenden, Buckinghamshire, HP16 0AN.
Front infill extension and rear landscaping.

Reference: PL/21/0226/FA and PL/21/0227/HB
Date validated: 21 January 2021.
Date received by GMPC: No notice received as at 27.1.21 found on search.
Determination date: 18 March 2021

23) “Dovetail Cottage”, 22 High Street, Prestwood, Buckinghamshire, HP16 9ED.
Erection of an oak timber storage building at the front of property.

Reference: PL/21/0172/FA
Date validated: 27 January 2021.
Date received by GMPC: No notice received as at 27.1.21 found on search as yet no documents on Website.
Determination date: 24 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 31 December, 6, 7, 8, 13, 14, 16, 22, 23 and 27 January 2021.

These cover:-

<p>“Barley View House”, 1 Barley View Prestwood, Bucks HP16 9BW. Extension and porch. Conditional Permission granted 30 December 2020.</p>	<p>PL/20/3635/FA. GMPC did not oppose the application but made observations which are contained in the case officer’s report.</p>
<p>“Wheatsheaf Cottage”, Browns Road, Hyde End, Bucks, HP16 0RQ. Extension. Conditional Permission granted 5 January 2021.</p>	<p>PL/20/3787/FA. GMPC did not oppose the application and this is set out in the case officer’s report.</p>
<p>“Rivendell”, Bernards Close, Great Missenden, Bucks, HP16 0BU. Variation of conditions 2, 3, 5 and 8 of planning permission PL.18/4740/FA (replacement dwelling) Withdrawn 6 January 2021.</p>	<p>PL/20/3650/VRC. GMPC did not oppose the application but this is not on the Bucks Council website.</p>
<p>Land to the East of “Road Farm Bungalow”, Aylesbury Road, Great Missenden, Bucks, HP16 9LS . PL/19/4427/FA. Permanent all weather surface shared path from Wendover Station to Great Missenden Station, Mapridge Green Lane to The Black Horse, Aylesbury Road section. Conditional Permission granted 7 January 2021 perhaps surprisingly as a delegated decision. GMPC did not oppose the application but made observations which are contained in the case officer’s report.</p>	
<p>22 Honor Road, Prestwood, Bucks, HP16 0NJ. Application for a Certificate of Lawfulness for proposed Loft Conversion with the addition of a rear dormer. Application refused on 7 January 2021.</p>	<p>PL/20/3805/SA. GMPC did not oppose the application and this is set out in the case officer’s report.</p>
<p>“Oakleigh”, Martinsend Lane, Great Missenden, Bucks, HP16 9BH. T1- Oak - Crown reduction by 2-3 metres (TPO/2008/009). Permission granted 12 January 2021.</p>	<p>PL/20/3524/TP. GMPC did not oppose the application but made observations which are contained in the case officer’s report and indeed responded to with “The Parish Council's comment about the need for expert advice where work is proposed because of the condition of a tree is noted. However, in this case the application has been submitted by a tree surgeon and furthermore, the proposed work is not exceptionally heavy tree surgery that could only be justifiable if the tree was in extremely poor health.”</p>
<p>“Tylers Cottage”, Peterley Lane, Prestwood, Bucks, HP16 0HH. Garage conversion and extension. Conditional Permission granted 12 January 2021.</p>	<p>PL/20/3614/FA. GMPC did not oppose the application and this is set out in the case officer’s report.</p>
<p>“Brynawel”, 27 Upper Hollis, Great Missenden, Bucks, HP16 9HP. Conditional Permission granted 12 January 2021.</p>	<p>PL/20/3764/FA. GMPC did not oppose the application but made observations which are set out in the case officer’s report.</p>
<p>Land at the rear of Rosadel and Westway, Spurlands End Road, Great Kingshill, Bucks, HP15 6HX.</p>	

Reserved matters following outline planning permission CH/2018/0628/OA (Outline Application for construction of two detached dwellings with access via upgraded existing driveway). Conditional Permission granted 13 January 2021. application and its representations are set out in full in the case officer's report.	PL/20/3845/DE. GMPC opposed the application and its representations are set out in full in the case officer's report. See below at 7 iii)
"Jasmine", Marriotts Avenue, South Heath, Bucks, HP16 9QL. New Orangery Conditional Permission granted 15 January 2021. the application and this is set out in the case officer's report.	PL/20/3729/FA. GMPC did not oppose
48 Lodge Lane, Prestwood, Bucks, HP16 0QG. Extensions, balcony and internal changes. Conditional Permission granted 21 January 2021. application and its representations are set out in full in the case officer's report.	PL/20/3721/FA. GMPC opposed the
"Deep Mill Farm", Hyde Lane, Little Kingshill, Bucks, HP16 ORE. Certificate of Lawfulness for existing use of former agricultural building as a dwelling house. Certificate of Lawfulness for existing use granted 22 January 2021. the application but made observations which are set out in the case officer's report.	PL/20/2958/EU. GMPC did not oppose
"Deep Mill Farm", Hyde Lane, Little Kingshill, Bucks, HP16 ORE. Certificate of Lawful Development for existing use: Erection of Buildings, Erection of Horse-Walker, Menage, Use of Land for open-air storage of vehicles, Use of Buildings & Horse-Walker & Menage & Land for Equestrian and Livery Commercial Business. Further to confirm that Condition 1 of planning permission CH/1992/1339/FA has been breached for at least 10 years and is therefore no longer enforceable. Certificate of Lawfulness for existing use granted 22 January 2021. any representations in respect of this matter.	PL/20/3305/EU. GMPC chose not to make
"Meadow Cottage", Trafford Road, Great Missenden Bucks, HP16 0BT. Part conversion and addition of pitched roof and door to garage. Conditional Permission granted 22 January 2021. the application and this is set out in the case officer's report.	PL/20/3659/FA. GMPC did not oppose
20 Trafford Close, Great Missenden, Bucks, HP16 OBS. Demolition of existing conservatory and single storey lean to. Garage conversion and construction of single storey side and rear extensions with internal alterations. Conditional Permission granted 22 January 2021. the application and submitted representations which were acknowledged prior to the case officer's report which states that none have been received.	PL/20/4011/FA. GMPC did not oppose
"Upton Cottage", Nairdwood Lane, Prestwood, Buckinghamshire, HP16 0QH. Extensions Application withdrawn on 26 January 2021 the application but raised concerns with regard to parking which are not reflected at all on the website	PL/20/4232/FA GMPC did not oppose
7 ii) on 12 January Buckinghamshire Council sent an email advising that the application relating to a detached carport, double garage and store at "Peppers House" 119 Wycombe Road, Prestwood, Bucks,	

HP16 OHN PL/20/0743/FA which had been refused was to be appealed. The appeal is under the Householder Appeals Service and will be determined by written representations. The previous observations of GMPC will be forwarded to the planning inspectorate but there is no opportunity to submit further comments under this scheme.

7 iii) On 14 January the resident who had addressed the planning committee at the December 2020 meeting with regard to concerns relating to the detailed application for land at the rear of Rosadel and Westway, Spurlands End Road, Great Kingshill, Bucks, HP15 6HX. (PL/20/3845/DE.) wrote advising of the grant of detailed permission for what in effect is two 2 storey houses when the outline permission granted was for single storey properties. They have been advised that they have no right of appeal and have expressed concern that representations from neighbours and other parties such as the parish council appear to be ignored.

7 iv) There have been a various communications from local residents and the planning department at Buckinghamshire Council in respect of "Chestnut House", Broombar Lane, Great Missenden, Buckinghamshire, HP16 9JD, (PL/19/4163/FA) both as to apparent non-compliance with existing conditions attached to the planning permission and as to the proposed means of fulfilling outstanding conditions.

7 v) There have been various communications from residents in relation to the proposed development at the Misbourne School in Great Missenden. In part these related to the blocking up of the right of way by contractors without any notice or diversion signs. Enquiries of the strategic access officer for Buckinghamshire Council elicited the response that the authority knew that they should have submitted request for a TRRO and given notice but had chosen not to do so in order to try to have the works to the proposed access way to the school completed whilst traffic was light. As a result of various representations submitted, the right of way was re-opened.

In addition a pre-condition to the development was compliance with various conditions including as to the lighting scheme. No notice of any details of such a scheme have been provided to the Parish Council by either the applicants (Buckinghamshire Council) or the planning authority (Buckinghamshire Council).

However local residents have obtained details of the scheme which are **attached**.

It is suggested that the committee considers the acceptability of these proposals

7 vi) On 19 January Buckinghamshire Council provided the **attached** Planning and Environment regular update.

7 vii) On 26 January a resident of Great Missenden provided the **attached** representations with regard to the proposed lighting scheme for the Misbourne School development, referred to above at item 7 v).

8. Matters for information

All planning minutes have been signed and are in the minute book in light of the sabbatical on the part of the Planning Committee Chair

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

Christopher Thompson

Deputy Clerk to the Council

Date: Wednesday 27 January 2021