



Agenda for Planning Committee Meeting Monday 1 March 2021
At 7.30pm via Zoom video conference call
Meeting Notice

Topic: Planning Committee Meeting
Time: Mar 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 1 February 2021 by Zoom

Attached.

4. Matters arising

a) On 17 February 2021 Buckinghamshire Council acknowledged receipt of the representations from Great Missenden Parish Council in respect of planning applications considered at its February 2021 meetings.

b) An email was sent to Mike Shires at Buckinghamshire Council Planning team regarding the continued failure to reply to the letter of complaint sent to him in respect of the misleading statement made by one of his planning officers to Councillor Rhodes with regard to an alleged notification of an application relating to "Chestnut House" Broombar Lane, Great Missenden. Once again there has been no response.

c) As instructed at the committee meeting on 1 February, a letter was sent to the resident of a neighbouring property to Rosadell and Westway in Spurlands End Road advising that with reluctance the Parish Council could do no more at present in light of the planning authority deciding to grant planning permission. A response was received thanking the committee and deputy clerk for their support and understanding in trying to address and raise objections to the proposed detailed development.

d) The progress and issues with regard to the Misbourne Greenway are to be discussed at a meeting of the Misbourne Greenway working party to be convened in the near future.

e) Contact has been made with consultants acting on behalf of the developers in relation to Great Missenden Railway Station and potential dates for a zoom presentation will be circulated to all councillors in the near future.

5. Public Forum

a) An email has been received from a resident of South Heath indicating their objection in respect of planning application number 4 below. **Copy attached**

b) An email has been received from a resident drawing attention to the fact that they have made a referral to Buckinghamshire Council of an alleged breach of planning control in respect of the property "Brynawel" 27 Upper Hollis, Great Missenden, Bucks. HP16 9HP- planning application PL/20/3764/FA. The Parish Council did not oppose the application but did comment on ensuring that the building should be in keeping. **Copy attached**

See application 25 below which appears to be an attempt to address the issue.

c) On 24 February an email was received from a further resident of Upper Hollis drawing attention to the fact that they have made a referral to Buckinghamshire Council of an alleged breach of planning control in respect of the property "Brynawel" 27 Upper Hollis, Great Missenden, Bucks. HP16 9HP- planning application PL/20/3764/FA. **Copy attached along with response**

6. Planning Applications –

Summary of Applications for Great Missenden Parish validated and up to date as at midday on 24.02.21 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) **28 Nairdwood Close, Prestwood, Buckinghamshire, HP16 0QN.**
Single storey rear extension, alterations to existing side carport and alterations to roof over existing garages.

Reference: PL/20/3778/FA.
Date validated: 25 November 2020.
Date received by GMPC: 29 January 2021.
Determination date: 20 January 2021.

This was notification that the application would be considered by committee on 9 February. In fact on that day the application was withdrawn. The Parish Council had not opposed this application when it was considered at the December 2020 meeting.

2) **75, High Street, Prestwood, Buckinghamshire, HP16 9EJ.**
Single storey rear extension following demolition of existing conservatory.

Reference: PL/20/4431/FA.
Date validated: 26 January 2021.
Date received by GMPC: 1 February 2021.
Determination date: 23 March 2021

3) **"Quarteracre" Kiln Road, Prestwood, Buckinghamshire, HP16 9DG.**
Remodelling of house including demolition of existing detached outbuildings and erection of new detached double garage at front, demolition of existing

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| | <p>single storey rear extension, raising roof height with 3 front, 2 side and 1 rear gable end roof extensions, 1 front and 4 rear roof lights, front porch canopy, changes to windows and doors and part cladding/rendering.</p> <p>Reference: PL/21/0116/FA.</p> <p>Date validated: 28 January 2021</p> <p>Date received by GMPC: 1 February 2021.</p> <p>Determination date: 25 March 2021.</p> |
| 4) | <p>Land to rear of 14-16 Kings Lane, South Heath, Buckinghamshire, HP16 0QY.</p> <p>Erection of three dwellings with associated parking and landscaping and using an existing access from Kings Lane.</p> <p>Reference: PL/21/0238/FA.</p> <p>Date validated: 27 January 2021.</p> <p>Date received by GMPC: 2 February 2021.</p> <p>Determination date: 24 March 2021.</p> <p>See above -a neighbour has objected and made contact with the Parish Council</p> |
| 5) | <p>22 Honor Road, Prestwood, Buckinghamshire HP16 0NJ.</p> <p>Loft conversion with three dormer windows to the front and 1 dormer window to the rear elevation, addition of a flue for log burner to the side elevation.</p> <p>Reference: PL/21/0257/FA.</p> <p>Date validated: 28 January 2021.</p> <p>Date received by GMPC: 2 February 2021</p> <p>Determination date: 25 March 2021</p> |
| 6) | <p>“Red Gable” Nags Head Lane, Great Missenden, Buckinghamshire, HP16 0HG.</p> <p>Raising of roof ridge height and installation of 3 side roof lights on existing garage; new roof space to be converted to provide additional living space.</p> <p>Reference: PL/21/0302/FA.</p> <p>Date validated: 26 January 2021.</p> <p>Date received by GMPC: 2 February 2021</p> <p>Determination date: 23 March 2021.</p> |
| 7) | <p>Land to rear of 6 Old Town Farm, Great Missenden, Buckinghamshire, HP16 9PA.</p> <p>Apple tree - Fell (Great Missenden Conservation Area)</p> <p>Reference: PL/21/0418/KA.</p> <p>Date validated: 29 January 2021.</p> <p>Date received by GMPC: 3 February 2021.</p> <p>Determination date: 12 March 2021.</p> |
| 8) | <p>“Greyley”, 2 Nairdwood Way, Prestwood, Buckinghamshire, HPO16 0QW.</p> <p>Demolition of outbuilding and erection of single storey front and side extensions, conversion of garage to living space, rendering of external walls, new vehicular access to Nairdwood Lane with gate.</p> <p>Reference: PL/21/0273/FA.</p> |

Date validated: 29 January 2021.
Date received by GMPC: 3 February 2021.
Determination date: 26 March 2021.
See also number 19 below.

9) **“Rellyn” Spurlands End Road, Great Kingshill, Buckinghamshire, HP15 6HY.**
Single storey front extension.

Reference: PL/21/0304/FA.
Date validated: 1 February 2021.
Date received by GMPC: 3 February 2021.
Determination date: 29 March 2021.

10) **20, Clare Road, Prestwood, Buckinghamshire, HP16 0NR.**
Certificate of Lawfulness for proposed Vehicular access.

Reference: PL/21/0364/SA.
Date validated: 3 February 2021.
Date received by GMPC: No notification other than on list dated 11 February 2021.
Determination date: 31 March 2021.

11) **“Haredell”, Martinsend Lane, Great Missenden, Buckinghamshire, HP16 9HR.**
G1 - 3 beech, 2 oak and 1 hornbeam - reduce by 3m in height and 3m in width.

Reference: PL/21/0370/TP.
Date validated: 1 February 2021.
Date received by GMPC: 5 February 2021.
Determination date: 29 March 2021.

12) **9, Fernside, Great Kingshill, Buckinghamshire, HP15 6HN.**
Certificate of Lawfulness for proposed garage conversion.

Reference: PL/21/0400/SA.
Date validated: 2 February 2021.
Date received by GMPC: No notification other than on list dated 11 February 2021.
Determination date: 30 March 2021.

13) **“Frenchwood”, 10, London Road, Little Kingshill, Buckinghamshire, HP16 0DE.**

Alterations to existing two storey rear extension, erection of single storey side/rear extension and addition of 1 side roof light and 1 window (amendment to planning permission PL/20/2276/FA)

Reference: PL/21/0422/FA. amendment to planning permission PL/20/2276/FA.
Date validated: 8 February 2021.
Date received by GMPC: 11 February 2021.
Determination date: 5 April 2021.

The Parish Council did not oppose the original application, there has since been a non-material amendment application PL/21/0044/NMA which was considered last month and to which there was no objection by the Parish Council.

There is a further NMA PL/21/0531/NMA to planning permission PL/20/2276/FA which is also now pending consideration for: - (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 change external wall finish of extension from render to brick and change to rear doors and windows.

14) "Chestnut House" Broombar 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: 10 February 2021.

Determination date: 5 March 2021.

The Parish Council's representations following on from the February meeting are already shown on the Buckinghamshire Council website in respect of this matter.

15) 48, Lodge Lane, Prestwood, Buckinghamshire, HP16 0QG.

Erection of stables, creation of pathway, retention of tractor shed and change of use of land from agricultural to equestrian use (part retrospective)

Reference: PL/20/2968/FA. Amended plan showing amended design of stable building, removal of proposed feed store and removal of dwelling from the application site and change to description of development.

Date validated: 29 September 2020.

Date received by GMPC: 11 February 2021.

Determination date: 24 November 2020.

The Parish Council's representations from its October 2020 meeting are shown on the Buckinghamshire Council website and the Parish Council did not oppose the proposed development subject to access issues being satisfied.

16 and 17) 17 Tetherdown, Prestwood, Buckinghamshire, HP16 0RY.

Demolition of existing garage, erection of two storey side, part two storey, part single storey front and single storey rear extensions. Amended by adding: - Partial pitched roof to existing side projection adjacent to No. 7 Collings Walk.

Reference: PL/21/0446/FA.

Date validated: 3 February 2021.

Date received by GMPC: 12 and 18 February 2021.

Determination date: 31 March 2021.

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| <p>18)</p> <p>Reference: Date validated: Date received by GMPC: Determination date:</p> | <p>23 Rook Wood Way, Great Missenden, Buckinghamshire, HP16 0DF. Demolition of existing conservatory and porch, part two, part single storey side / rear extension, construction of new porch, changes to doors and windows including additional first floor window to side elevation, new cladding.</p> <p>PL/21/0555/FA. 11 February 2021. 17 February 2021. 8 April 2021.</p> |
| <p>19)</p> <p>Reference: Date validated: Date received by GMPC: Determination date:</p> | <p>See above number 8.</p> <p>“Greyley”, 2 Nairdwood Way, Prestwood, Buckinghamshire, HP16 0QW. Beech (T1) - Crown reduction canopy and sail by 3m, crown lift of 6m front ground (TPO/1974/001)</p> <p>PL/21/0559/TP. 11 February 2021. 17 February 2021. 8 April 2021.</p> |
| <p>20)</p> <p>Reference: Date validated: Date received by GMPC: Determination date:</p> | <p>“Upton Cottage”, Nairdwood Lane, Prestwood, Buckinghamshire, HP16 0QH. Demolition of single storey rear extension, erection of new two storey rear extension and single storey side extension.</p> <p>PL/21/0523/FA. 9 February 2021. 17 February 2021. 6 April 2021.</p> |
| <p>21)</p> <p>Reference: Date validated: Date received by GMPC: Determination date:</p> | <p>Land at “Middle Grove Farm”, Chesham Road, Hyde End, Buckinghamshire, HP16 ORD Hybrid Application comprising full planning permission for the conversion of an existing stable block into two, 4-bedroom dwellings and outline planning permission including details for scale, layout and means of access for 11 new dwellings including demolition/clearance with details reserved in respect of appearance and landscaping.</p> <p>PL/21/0316/OA. 2 February 2021. 16 February 2021. 4 May 2021</p> |
| <p>22 and 23)</p> <p>Reference: Date validated: Date received by GMPC: Determination date:</p> | <p>“Thimble Farm Cottage”, Green Lane, Prestwood, Buckinghamshire, HP16 0QA. Replacement windows (and associated listed building consent)</p> <p>PL/21/0384/FA and PL/21/0385/HB. 10 February 2021. 15 and 17 February 2021. 7 April 2021.</p> |

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| <p>24)</p> <p>Reference:</p> <p>Date validated:</p> <p>Date received by GMPC:</p> <p>Determination date:</p> | <p>“Belmont Cottages” 110 high Street, Prestwood, Buckinghamshire, HP16 9HB.</p> <p>Single storey rear / side extension and addition of parking space to front of Property.</p> <p>PL/21/0494/FA.</p> <p>8 February 2021.</p> <p>12 February 2021.</p> <p>5 April 2021.</p> |
| <p>25)</p> <p>Reference:</p> <p>Date validated:</p> <p>Date received by GMPC:</p> <p>Determination date:</p> | <p>“Brynawel”, 27 Upper Hollis, Great Missenden, Buckinghamshire, HP16 9HP.</p> <p>Variation of condition 2 (Materials) of planning permission PL/20/3764/FA (Two storey side/ front extension, single storey rear extension, front porch canopy and new detached double garage.) to allow for changes to materials.</p> <p>PL/21/0650/VRC.</p> <p>17 February 2021.</p> <p>No notice received from Bucks Council found on search of website.</p> <p>14 April 2021.</p> |
| <p>26 and 27)</p> <p>Reference:</p> <p>Date validated:</p> <p>Date received by GMPC:</p> <p>Determination date:</p> | <p>Land at the Rear of “The Old Red Lion”, High Street, Great Missenden, Buckinghamshire, HP16 0AN.</p> <p>Approval of conditions 9 (materials), 10 (working drawings/sections), 11 (slab levels) and 18 (boundary strategy) 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).</p> <p>PL/21/0344/CONDA.</p> <p>28 January 2021.</p> <p>No notice received from Bucks Council found on search of website.</p> <p>22 April 2021.</p> |
| <p>Approval of conditions 3 (Construction Phase Plan) & 25 (Energy statements) 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</p> | |

space and provision of new private amenity space within the site.
Reference: **PL/21/0383/CONDA.**
Date validated: 1 February 2021.
Date received by GMPC: **No notice received from Bucks Council found on search of website.**
Determination date: **26 April 2021.**

28) **“Beechcroft”, 7 Upper Hollis, Great Missenden, Buckinghamshire, HP16 9HP.**
Non material amendment to planning permission PL/20/0909/FA (Two storey front extension, part single/part two storey side extension and single storey side and rear extensions incorporating roof reconfiguration. Changes to windows and doors.) to allow for squaring up of single storey rear extension.

Reference: **PL/21/0345/NMA.**
Date validated: 29 January 2021.
Date received by GMPC: **No notice received from Bucks Council found on search of website.**
Determination date: 26 February 2021.

29) **Land on the North West Side of Frith Hill, South Heath, Buckinghamshire.**
Non material amendment to planning permission PL/20/0979/FA (Single storey extension and re-cladding of single dwelling.) to allow for changes to window materials.

Reference: **PL/21/0550/NMA.**
Date validated: 10 February 2021.
Date received by GMPC: **No notice received from Bucks Council found on search of website.**
Determination date: **10 March 2021.**

30) **15 Wrights Lane, Prestwood, Buckinghamshire, HP16 0LH.**
Certificate of lawfulness for proposed single story rear extension.

Reference: **PL/21/0536/SA.**
Date validated: Mon 22 Feb 2021.
Date received by GMPC: **No notice received from Bucks Council found on search of website.**
Determination date: Mon 19 Apr 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.

a)

i) Buckinghamshire Council have submitted a series of outcomes of planning applications on 28, 29 30 January and 3, 6, 9, 10, and 24 February.

These cover:-

“Havenfields” Aylesbury Road, Great Missenden, Bucks, HP16 9LS.

PL/20/3906/FA

Demolition of extensions, replacement extensions and alterations

27 January 2021 Conditional Permission

Case officer’s report makes no reference to Parish Council’s representations nor are they on the website- (representations acknowledged by Bucks Council on 18 January 2021.) GMPC did not oppose.

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| <p>"Hyde Farm", Hyde Lane, Hyde End, GM, Bucks, HP16 ORF. Partial repair and rebuild of roadside wall 28 January 2021 Condition accepted no reference to Parish Council's representations on the website- (representations acknowledged by Bucks Council on 22 September 2020. GMPC did not oppose.</p> | <p>PL/20/2625/CONDA</p> |
| <p>20 Lodge Lane, Prestwood, Bucks, HP16 OSU. Extension and balcony 28 January 2021 Conditional Permission GMPC did not oppose as is set out in the case officers report</p> | <p>PL/20/3985/FA</p> |
| <p>26 Clare Road Prestwood, Bucks HP16 ONR. Certificate of lawfulness for widening access 28 January 2021 Certificate issued GMPC did not oppose as is set out in the case officers report</p> | <p>PL/20/4165/SA</p> |
| <p>106 High Street, Great Missenden, Bucks, HP16 OBE. Extension and alterations 29 January 2021 Conditional Permission Case officer's report makes no reference to Parish Council's representations nor are they on the website- (representations acknowledged by Bucks Council on 18 January 2021.) GMPC did not oppose.</p> | <p>PL/20/3911/FA</p> |
| <p>Veterinary Surgeons, "Merrilaw", Martinsend Lane, Great Missenden, Bucks, HP16 9HR. Non-illuminated fascia sign 2 February 2021 Conditional consent GMPC did not oppose as is set out in the case officers report</p> | <p>PL/20/3796/AV</p> |
| <p>"Frenchwood" 10 London Road, Little Kingshill, Bucks, HP16 ODE Enlarged porch and change of doors French to bi-folds. 2 February 2021 Condition not accepted Case officer's report makes no reference to Parish Council's representations nor are they on the website but received post decision. GMPC did not oppose.</p> | <p>PL/21/0044/NMA</p> |
| <p>"Stableside " Peterley Wood Farm, Peterley Lane, Prestwood, Bucks, HP16 0HH PL/20/4249/SA Proposed extension and new window 5 February 2021 Certificate issued GMPC opposed as is set out in the case officer's report</p> | |
| <p>28, Nairdwood Close, Prestwood, Bucks, HP16 9QN PL/20/3778/FA Extension and alterations 9 February 2021 Application withdrawn after referral to committee Case officer's report makes no reference to Parish Council's representations nor are they on the website- (representations acknowledged by Bucks Council on 17 December 2020.) GMPC did not oppose.</p> | |
| <p>"Lapwing Cottage", Broombarne Lane, Great Missenden, Bucks, HP16 9JD PL/20/4107/FA Extension and garage conversion 9 February 2021 Conditional Permission GMPC did not oppose as is set out in the case officers report</p> | |

31 Wren Road, Prestwood, Bucks, HP16 0SB

Part two and part first floor side extension

23 February 2021 Conditional Permission

Case officer's report makes no reference to Parish Council's representations nor are they on the website- (representations acknowledged by Bucks Council on 17 February 2021.) GMPC did not oppose.

b) On 28 January the Chiltern Countryside Group sent an e-mail advising that the consultation on the Dacorum Borough Council Local Plan closes on 28 February and advising that it makes provision for 17,000 new homes some being up to the boundary with the Chilterns AONB.

c) On 28 January the Open Spaces Society sent an e-mail advising that their vision for planning was launched in January promoting good quality green space near homes.

d) On 28 January Councillor Rhodes e-mailed in respect of a potential breach of planning at a property "Old Stocks" Broombar Lane, indicating the nature of the potential breach and asking for the matter to be on the agenda in the event of sufficient committee members agreeing. To date only 1 committee member has responded in the affirmative.

e) On 2 February Councillor Rhodes e-mailed in respect of a potential unauthorised development on the Wycombe Road. **See attached**

f) On 8 February Buckinghamshire Planning Authority advised that the planning application PL/20/3778/FA in respect of 28 Nairdwood Close, Prestwood had been withdrawn and would no longer be before committee on 9 February.

g) On 11 February Buckinghamshire Council e-mailed an outline of their response to the government's Infrastructure and Permitted Development consultation

h) On 13 February the Chiltern Countryside Group sent an e-mail advising of a planning application 21/00031/VARCON in respect of Luton Airport aimed at increasing passenger numbers and changing noise contours.

i) On 15 February Buckinghamshire Council confirmed that under delegated powers it had without consultation other than with its own experts deemed the conditions 3, 7, 8, and 11 under planning permission AOC/0009/20, AOC/0051/20 and AOC/0001/20 in relation to the Misbourne Academy to be met. Arboriculture, Biodiversity, lighting (5 metres high) and traffic management).
See also Councillor Rhodes email of 19 February on this issue

j) On 16 February Buckinghamshire Council advised of the launch of its community involvement in the planning process consultation which closes on 22 March. **See attached**

k) On 16 February Buckinghamshire Council advised that it is beginning work on its new local plan to cover the period up to 2040- the first stage of which is the aforementioned consultation and the second stage of which will be the Brownfield call for sites. **See attached**

l) On 16 February Buckinghamshire Council advised that an appeal had been lodged in respect of their decision to refuse planning permission under application PL/20/3017/FA for 1 Ivy Cottage, London Road, Little Kingshill. The appeal- reference APP/X0415/D/21/3266670 is by way of written representations and under the Householder Appeals service so no further representations can be submitted. The Parish Council had not opposed the application.

m) On 18 February Buckinghamshire Council advised that an appeal had been lodged in respect of their decision to refuse planning permission under application PL/20/3084/FA for “Holly Hatch Cottage” Nags Head Lane, Great Missenden. The appeal -reference APP/X0415/W/20/3265871 is by way of written representations. Any further representations to be made are to be submitted by 23 March 2021. The Parish Council opposed the application and **a copy of the representations is attached.**

n) On 19 February Buckinghamshire Council advised of a new law to require planning applications to include information on how the development will maintain and increase biodiversity. **See attached**

o) On 23 February Buckinghamshire Council having tried to persuade the Parish Council that it should apply for planning permission for the Great Missenden Combined School turning Circle confirmed that they had now lodged their planning application for this development and that it was awaiting validation.

8. Matters for information

None at present

9. Next Meeting: Tuesday 6 April 2021 at 19.30 in the office or by way of Zoom conference call.

Christopher Thompson
Deputy Clerk to the Council

Date: 24 February 2021