



GREAT MISSENDEN PARISH COUNCIL

Minutes of a Zoom Conference call of the Planning Committee
held at 7.30 pm on Tuesday 4 May 2021

Present during the call:

Councillor L. Cook, chair and councillors C. Baxter, J. Brooke, M. Johnstone, I Lovegrove, V. Marshall, R. Pusey, and S. Rhodes.

Also in attendance County Councillor J. Gladwin as planning liaison.

1) Apologies: there were none.

2) Declarations of Interest: there were none.

3) Minutes: It was agreed by all that the minutes of the meeting held on Tuesday 6 April 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.

Councillor Cook acknowledged that this would be Councillor Gladwin's last meeting in his current capacity, and thanked him for his help and support over many years, stating that it had been invaluable. This was echoed by the entire committee. The Deputy Clerk also thanked Councillor Gladwin who had often been able to provide points of contact or answer questions which had helped make meetings much more effective and smooth running.

4) Matters arising:

a) The committee noted that the minutes of the recent planning committee meetings have all been signed and entered in the minute book.

b) The committee considered again the draft letter that had been circulated to council on 12 April for consideration and approval covering the issues of the potential development on the Wycombe Road in Prestwood, the problems with the planning portal and its availability and the planning application for Buryfield and the Great Missenden Combined School PL/21/0770/FA. There was a discussion as to whether events had overtaken the letter but after discussion it was agreed that the letter should be sent as the first issues was still live, the second issue had arisen from some this month, and the records needed to be set straight with regard to the 3rd issue. 2 Councillors who had not previously voted on the letter added their approval meaning that there were now 9 members in favour of sending the letter, along with 1 who was prepared to go with the majority. No-one had opposed sending the letter.

c) The committee noted that its representations with regard to the hybrid planning application in respect of Land at Middle Grove Farm Chesham Road Hyde End Buckinghamshire HP16 ORD reference **PL/21/0316/OA** had been submitted to the planning authority and acknowledged.

d) The committee noted that on 15 April Buckinghamshire Council had acknowledged receipt of the representations submitted by GMPC in respect of the planning matters considered at the committee meeting of 6 April and Council meeting of 12 April.

e) The committee noted the slides from Buckinghamshire Council of their presentation on engagement with regard to the local plan. Councillor Rhodes drew the committee's attention to the fact that at present before any changes as to densification the UK had the highest number of the smallest dwellings in Europe.

f) The committee noted that Buckinghamshire Council had advised of the first CIL payment due to GMPC in the sum of £3,134.25 in respect of application PL/19/4318/FA the new dwelling adjacent to 79, High Street Prestwood. The Deputy Clerk updated the meeting that this sum had been sent and received by the Parish Council on 22 April. The total CIL monies paid as a result of this development were £20,895.00.

5) Public Forum: There were no members of the public present during the call and no representations from members of the public had been received.

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) 11 Twitchell Road, Great Missenden, Buckinghamshire, HP16 0BQ. PL/21/1010/FA.
Erection of an outbuilding to the rear of the garden.

No objection. The Parish Council hope that the development takes place as planned using the materials and style set out in the application as this is sympathetic to the location of the property which is close to the conservation area.

2) 80, Clare Road, Prestwood, Buckinghamshire, HP16 0NU. PL/21/1196/FA.
Part 2/part single storey front extension, additional hardstanding.

No objection subject to the planning authority being satisfied that there would be sufficient parking on site to meet the national standards required for a property the size this would be after the extension, and being satisfied that access and highways safety would not be compromised by the development.

3) 17, The Coppice, Great Kingshill, Buckinghamshire, HP15 6HU. PL/21/1326/FA.
Demolition of existing rear conservatory, erection of a single storey rear extension and conversion of existing integral garage to living accommodation.

No objection.

4) "Ardwick Lodge", Potter Row, Great Missenden, Buckinghamshire, HP16 9LU.
PL/21/1258/FA.

Part single/part 2 storey front, side and rear extensions, raising of roof ridge height to allow for first floor accommodation, changes to windows and doors and an increase to the width of existing site access with new fencing and gate.

No objection. However the Parish Council noted that prior to the application a considerable amount of vegetation including trees had been cleared from the site and would ask the planning authority to ensure that when coming to assess the environmental gain required in

conjunction with the development, the base line should be taken from before the site clearance taking place.

5) 24, Clare Road, Prestwood, Buckinghamshire, HP16 0NR. PL/21/1317/FA.
Single storey rear extension and front porch.

No objection subject to the planning authority being satisfied that there will be sufficient parking on site to meet the national standards required for a property the size this will be after the proposed extension.

6) 20 Clare Road, Prestwood, Buckinghamshire, HP16 0NR. PL/21/1372/SA.
Certificate of Lawfulness for proposed Vehicular access.
No objection.

7) 48 Lodge Lane, Prestwood, Buckinghamshire, HP16 0QG. PL/21/1360/CONDA.
PL/20/2968/FA. Approval of condition 4 (External Lighting) of planning permission (Erection of stables, creation of pathway, retention of tractor shed and change of use of land from agricultural to equestrian use (part retrospective)).
No objection.

8) Land at the rear of The Old Red Lion, High Street, Great Missenden, Buckinghamshire, HP16 0AN. PL/21/1378/CONDA.
Approval of condition 14 (Part A) 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).
No objection.

9) "Holly Cottage", Ballinger Road, South Heath, Buckinghamshire, HP16 9QH. PL/21/1627/CONDA.
Approval of conditions 3 (External Materials) & 4 (Soil Testing) of planning permission PL/20/0842/FA (Erection of three dwellings each with a garage and amenity space. Demolition of existing garage and replacement with a new garage to rear of Holly Cottage. New vehicular access to be obtained from the construction of a private drive connecting to Ballinger Road via the existing driveway serving Holly Cottage.)

6b) Objections:

1) "Peacehaven" 26 Wychwood Rise, Great Missenden, Buckinghamshire, HP16 0HB. PL/21/1144/FA.

Alterations to front entrance hall and part conversion of existing garage into habitable accommodation.

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

a) It would appear from observations of neighbours that there are in fact 2 businesses run from this property which is of course residential and in a residential area. Would the planning authority check to see if the premises are indeed being used for business purposes and if so advise whether a change of use application may be required and in any event ensure that the proposed changes if permitted are for residential purposes and consider imposing a condition to that effect.

b) It appears from the objections of neighbours that there are already issues with regard to parking, which may be attributable to the use of the premises for business purposes. If this is the case the loss of part or all of the garage for accommodation is likely to increase the parking issues. Is the planning authority satisfied that if the conversion is permitted there will be sufficient on-site parking to meet national standards for a dwelling of that size let alone one that is accommodating 2 businesses, requiring deliveries and visitors to and from the property. This is of particular concern if currently a number of commercial vehicles are being stored on the site reducing parking capacity for the residents.

c) Any extension of accommodation to the property particularly if it is designed to support the business said to be being carried out thereon is likely to lead to an increase in traffic and in particular commercial traffic. There are concerns as to both access and highways safety which the planning authority is asked to address.

d) The development appears to be out of keeping with the street scene of this residential area.

2) "Long Meadow", Ballinger Road, South Heath, Buckinghamshire. HP16 9QH.

PL/21/0626/FA

Demolition of existing dwelling and studio and erection of 2 dwellings with associated access, parking and landscaping.

Whilst in principle the Parish Council is in favour of development of this plot there are concerns that what is proposed amounts to over-development of the plot. In particular:-

a) It appears that the amenity space available for plot 1 is below that recommended for a dwelling and development of this size.

b) With regard to plot 2 there are concerns as to the extent of visibility for vehicles leaving the plot onto Meadow Lane and the planning authority is asked to ensure that highways safety has been properly considered with regard to this proposed access.

c) There are concerns that the size and scale of the proposed development would be intrusive and lead to a loss of amenity and privacy for the occupiers of neighbouring properties.

3) "Ballinger Grove", Village Road, Ballinger, Buckinghamshire, HP16 9LQ. PL/21/1256/FA.

Change of use of land to residential and conversion of barn involving changes to doors, windows and external materials to form ancillary living space.

The Parish Council do not oppose the change of use and conversion of the barn to provide additional leisure facilities as long as it is conditional on this being ancillary to the main dwelling on site, and not the precursor for an application for subdivision of the plot.

However the Parish Council fails to see the justification for the conversion of 3 acres of farmland to garden. Would such a conversion have consequences as to increasing the potential for future development on this plot which is in the Green Belt and AONB?

4) "Holly Hatch Cottage", Nags Head Lane, Great Missenden, Buckinghamshire, HP16 0HD. Demolition of existing conservatory and erection of a first floor side extension and two storey/single storey front extension with new and altered dormer windows to front and fenestration changes. Subdivision of the extended dwelling to form two 3 bedroom dwellings with altered access, parking and amenity space.

PL/21/1477/FA.

The Parish Council understand that this matter has been called in for consideration at committee. There appears to be a long history of applications in respect of this site over the last 2 years. The Parish Council takes the view that the overall planning position needs to be looked at for the site as a whole rather than allowing piecemeal and creeping development. This is particularly the case as it is understood that the property is within the green belt. In the view of the Parish Council the proposal to in effect divide the property for which planning permission has been granted into 2 separate properties will:-

a) Create a layout and density that is not suited to the site or its location within the green belt.

b) Create an increase in traffic to and from the site for which the access is not ideal, and therefore will create an increased risk of highway safety.

These risks would be aggravated still further by any further development of the site such as the unsuccessful application PL/20/3084/FA.

Therefore the Parish Council opposes this application.

5 & 6) 10 Chiltern Manor Park, Great Missenden, Buckinghamshire, HP16 9BL.

PL/21/1487/SA and PL/21/1489/FA.

Certificate of Lawfulness for single storey rear extension and Part two/part first floor side/rear extension and replacement of white Cladding with composite black wood grain effect.

The Parish Council is confused as to what is in fact proposed and as to why there are 2 separate applications. It is not clear as to what the applicants do actually want.

As the property is within an area of outstanding natural beauty should not the proposed extension be the subject of a full application rather than a simple certificate of lawfulness?

Both applications should be considered together and not in isolation, as this has the potential to create creeping over-development of the site. For those reasons the Parish Council oppose the proposed developments. However if the planning authority is minded to grant permission for the application PL/21/1489/FA the Parish Council would ask the planning authority to ensure that in their view the proposed replacement cladding would be in keeping with the street scene and appropriate in terms of design and appearance.

7) Correspondence: -

a) The committee noted the outcome emails from Buckinghamshire Council on 12, 16, 17, 23, 24, and 27, April covering applications previously considered by the planning committee.

b) The committee noted the opportunity circulated by NALC on 31 March to attend a session on the Planning White paper and Councillors Pusey, Baxter, and Johnstone expressed an interest in attending at a cost of £30.00 each and asked that this be authorised as ongoing training, by Council, at its full meeting on 17 May 2021.

c) The committee noted that on 8 April the Campaign for Protection Rural England had sent through a newsletter indicating that over Easter some government plans for reform of planning had been dropped.

d) The committee had noted and had discussed the issues with regard to accessing the planning portal and had agreed earlier to send the draft letter of 12 April by way of outlining the issues of concern. There are other outstanding concerns, both as to notification of application and the recording of representations made by the Parish Council to the Planning Authority. It was agreed that in light of the need to investigate and issue of apparent failure to notify the GMPC of a forthcoming planning appeal this be deferred for consideration at the June planning committee meeting.

e) The committee noted that on 18 April Councillor Fallon from Little Missenden Parish Council had shared an email sent to planning enforcement at Buckinghamshire Council with regard to a potential breach of planning at Rosewood Farm, Watchet Lane, Little Kingshill.

f) The committee noted the representations made by the GMVA to Buckinghamshire Council with regard to the proposed development at Great Missenden Railway Station. Councillor Gladwin advised that the application had been called in. The committee agreed that if the matter did go to committee Councillor Rhodes would attend to make representations on behalf of the Parish Council to be supported by Councillors Johnstone, Baxter and Lovegrove.

g) The committee noted that on 22 April Buckinghamshire Council had emailed to advise that an appeal had been lodged in respect of refusal of planning permission for a development at "Mulberry Lodge" 64A Wycombe Road, Prestwood. Bucks (PL/20/2843/FA). The planning appeal is by way of written representations under reference APP/X0415/W/21/3267390. The committee noted that they had opposed the planning application and that their observations had been forwarded to the planning inspectorate and did not feel it necessary to comment further.

h) The committee noted that on 22 April Buckinghamshire Council had emailed to confirm payment of the first CIL payment due to GMPC in the sum of £3,134.25 in respect of application PL/19/4318/FA a new dwelling adjacent to 79, High Street Prestwood.

i) The committee noted that on 27 April Councillor Gladwin had advised of funding opportunities for those wanting to develop Neighbourhood Plans and it was agreed that this would be further considered after the forthcoming election.

j) The committee noted that on 27 April Councillor Gladwin had advised of changes to the planning committee system at Bucks Council which will in future allow Parish Councils to ask for planning applications to be called in for committee to decide. Councillor Gladwin was thanked for his efforts in fighting for this opportunity for parish and town councils.

8. Councillor Lovegrove outlined to the committee changes to the planning system as outlined by England's chief planner to local authorities. These include a new permitted development right (pdr) likely to take effect from 1 August after regulations were laid on 31

March, to redefine use classes A1 (Shops) , A2 (Financial and professional) , A3(restaurants and cafes) and parts of D1(non-residential institutions, and D2 (assembly and leisure) as Class E. The pdr will allow change of use to residential subject to certain qualifications. There was a discussion as to the impact this might have on the High Street and the irony of a potential loss of existing retail and commercial units for residential whilst permitting the building of new commercial premises.

9) **Matters for information.** There were none.

The meeting concluded at 9.02 pm

9. Date of the Next Meeting –TUESDAY 1 June 2021 the venue to be confirmed.