



Agenda for Planning Committee Meeting

2 August 2021

At 7.30pm in the committee room of the Memorial Centre

Great Missenden

Meeting Notice

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 5 July 2021.

Attached.

4. Matters arising

a) On 11 June Buckinghamshire Council acknowledged receipt of the representations submitted by GMPC in respect of the planning matters considered at the meetings of 1 and 7 June.

b) Following on from the meeting in July and the opposition to the planning application the planning application in respect of land adjacent to "Hampden Farm Barn", Greenlands Lane, Prestwood, HP16 9QX, reference PL/21/1676/OA. The Parish Council's reiteration of objections letter, 13 July 2021, is posted under documents.

c) Following the meeting on 5 July, on 7 July the Parish Office received Appeal **Dismissal** notification for APP/X0415/W/21/326390 started on 27 April for Mulberry Lodge, 64A Wycombe Road Prestwood HP16 OPQ. Proposed detached dwelling and garage, subdivision of garden.

d) The Planning Committee objected to the planning application for **Peterley Wood Farm**, Peterley Lane, Prestwood HP16 OHN (**Ref: PL/20/3487/FA**) back in November 2020. On 23 July we received notification that the application will be considered by the East Area Planning Committee on 3 August 2021. A email was sent from the Parish to planning comments at Bucks Council reiterating our continued concerns about the revised plans and saying that GMPC will not attend. The email was acknowledged.

e) **Great Missenden Garage** (Wicks Garage) Rignall Road Great Missenden HP16 9AW (Ref: PL/20/2075/FA)). The Parish Council on 7 November 2017 recommended removal from the brown field register on the basis that the site should remain as it is in commercial use as it currently provides a valued service and employment to the local area. As we have a planning meeting on 2 August the Chair and Clerk have agreed to fire off a determination on the morning of 3 August (expiry date 3 August).

f) Councillor Bunting raised the question whether the committee should be notified earlier of planning applications. This month Great Missenden Garage planning application raised the subject of timing and that Bucks Council never advise us of all of the new applications in our area, in any given month. Chris always found applications of which we had not been advised, every month. A response was received last month indicating that a member of the planning admin team was to look into these issues.

g) A note is made on the Agenda to remind planning committee members to blind copy on emails personal email addresses or to use a councillor specific email address and to keep messages within Committee members; as requested by Councillor Lovegrove.

g) Noted on the Agenda is the receipt of the new NPPF 2021. Here is the link:

<https://www.gov.uk/guidance/national-planning-policy-framework>

5. Public Forum

At the time of drafting the agenda no representations from the public have been received and nor has anyone given an indication of an intention to attend the planning committee meeting.

6. Planning Applications –

Summary of Applications for Great Missenden Parish validated and up to date as at midday on Wednesday, 25 July 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) **Oakhurst Chiltern Road Ballinger Great Missenden Bucks HP16 9L**
Construction of detached outbuilding to rear of existing dwelling
(Householder)
Reference: PL/21/2461/FA.
Date validated: 18 June 2021.
Date received by GMPC: 08 July 2021
Determination date: **12 August 2021**

2) **Land at The Rear Of The Old Red Lion High Street Great Missenden Buckinghamshire HP16 0AN**
Erection of 28 dwellings, comprising 26 houses and 2 flats, with associated car port, access, parking and landscaping (**partial amendment to planning permission CH/2017/1943/FA**)
PGMI (Great Missenden) Ltd
Reference: PL/21/2198/FA
Date validated: 05 July 2021.
Date received by GMPC: 08 July 2021
Determination date: **04 October 2021**

By the 5 July committee meeting the development was approved.

Land at The Rear Of The Old Red Lion High Street Great Missenden Buckinghamshire HP16 0AN 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.) Ref. No: **PL/21/1378/CONDA** - Condition: **Accepted**

- 3) **5 and 6 Wheelers Yard 87 High Street Great Missenden HP16 0AL**
Conversion of offices/shops to 3 residential units with additional windows/changes to existing windows and doors. (Trustees of RM Raymonds Charitable Trust)
- Reference:** **PL/21/2371/FA**
Date validated: 02 July 2021.
Date received by GMPC: 08 July 2021
Determination date: **27 August 2021**
- 4) **9 Manor Close Prestwood Buckinghamshire HP16 OPT**
Two storey front extension, garden room, internal alterations and additional first floor window to side elevation (Householder)
- Reference:** **PL/21/2444/FA.**
Date validated: 05 July 2021.
Date received by GMPC: 08 July 2021
Determination date: **30 August 2021**
- 5) **21 Wychwood Rise Great Missenden HP16 0HB**
Proposed first floor window to north elevation, change first floor obscure glass window to clear on east elevation, roof light and two sun tubes on the main part of the roof. (Householder)
- Reference:** **PL/21/2408/FA.**
Date validated: 30 June 2021.
Date received by GMPC: 08 July 2021
Determination date: **25 August 2021**
- 6) **Tilehurst 8 Twitchell Road Great Missenden Buckinghamshire HP16 0BQ**
Removal of chimney stack (Householder)
- Reference:** **PL/21/2462/FA.**
Date validated: 01 July 2021.
Date received by GMPC: 05 July 2021
Determination date: **26 August 2021**
- 7) **Oaklea Salmons Lane Prestwood Great Missenden HP16 0PY**
Certificate of Lawfulness for proposed loft conversion with new windows in front and rear gable walls.
- Reference:** **PL/21/2475/SA.**
Date validated: 01 June 2021.
Date received by GMPC: 08 July 2021
Determination date: **16 August 2021**
- 8) **Great Missenden Railway Station Station Approach Great Missenden HP16 9AZ**
Ash and Field Maple by the entrance gates - Remove branches up to 2m clearance. Great Missenden Conservation Area. (Chiltern Rail)
- Reference:** **PL/21/2640/KA.**
Date validated: 01 July 2021.
Date received by GMPC: 08 July 2021
Determination date: **12 August 2021**

- 9) **Great Missenden Garage Rignall Road Great Missenden HP16 9AW**
Demolition of existing buildings and erection of 5 attached dwellings with associated parking, access and landscaping. (IPA Architects Ltd)
- Reference:** **PL/21/2075/FA.**
Date validated: 29 June 2021.
Date received by GMPC: 15 July 2021
Determination date: **24 August 2021**
- 10) **76 St Margarets Grove Great Kingshill High Wycombe HP15 6HP**
Removal of dropped kerbs to form level vehicular access (Householder)
- Reference:** **PL/21/2619/FA.**
Date validated: 07 July 2021.
Date received by GMPC: 15 July 2021
Determination date: **01 September 2021**
- 11) **Cherry Trees Broombar Lane Great Missenden Buckinghamshire HP16 9JD**
Two storey front and rear extensions, raising of roof ridge height to create first floor accommodation and changes to windows and doors.
(Householder)
- Reference:** **PL/21/2581/FA.**
Date validated: 28 June 2021.
Date received by GMPC: 15 July 2021
Determination date: **23 August 2021**
- 12) **Greensleeves Nairdwood Lane Prestwood Great Missenden HP16 0QF**
Reroofing and raising the ridge height to provide living space in roof, 2 side and 1 rear rooflight, single storey front extension, recladding, changes to windows and doors, reroofing and raising the ridge height and recladding of detached side garage, reroofing and single storey front/side extension and front decking to existing detached shed in rear garden. (Householder)
- Reference:** **PL/21/2604/FA.**
Date validated: 12 July 2021.
Date received by GMPC: 15 July 2021
Determination date: **06 September 2021**
- 13) **Knives Farm 150 Wycombe Road Prestwood Buckinghamshire HP16 0HJ**
Single storey infill extension to kitchen porch, 3 kitchen rooflights, single storey rear addition to side element, removal of side bay window and addition of doors. (Householder)
- Reference:** **PL/21/2614/FA.**
Date validated: 30 June 2021.
Date received by GMPC: 15 July 2021
Determination date: **25 August 2021**

- 14) Knives Farm 150 Wycombe Road Prestwood Buckinghamshire HP16 0HJ
Listed building consent for Single storey infill extension to kitchen porch, 3 kitchen rooflights, single storey rear addition to side element, removal of side bay window and addition of doors.
Reference: **PL/21/2615/HB.**
Date validated: 30 June 2021.
Date received by GMPC: 15 July 2021
Determination date: **25 August 2021**
- 15) The Pippin Cherry Close Prestwood Great Missenden HP16 0QD
Single storey rear extensions and garage conversion (amendment to approved scheme comprising a reduction in the size of the rear extension)
Reference: **PL/21/2633/FA.**
Date validated: 01 July 2021.
Date received by GMPC: 15 July 2021
Determination date: **26 August 2021**
- 16) **Littlemore Kiln Road Prestwood Great Missenden HP16 9DH**
Single storey rear extension, additional side window and loft conversion with roof extension, 2 rear dormer windows and 4 front rooflights. (Householder)
Reference: **PL/21/2698/FA.**
Date validated: 07 July 2021.
Date received by GMPC: 22 July 2021
Determination date: **01 September 2021**
- 17) **Horseshoes Nags Head Lane Great Missenden Buckinghamshire HP16 0HD**
Non Material Amendment to planning permission PL/19/0761/FA (Proposed porch extension, replacement windows, alterations to drive and erection of a new garden building) to allow for changes to hardstanding/landscaping and the omission of a proposed outbuilding
Reference: **PL/21/2849/FA.**
Date validated: 16 July 2021.
Date received by GMPC: 22 July 2021
Determination date: **13 August 2021**
- 18) **Tilehurst 8 Twitchell Road Great Missenden Buckinghamshire HP16 0BQ**
Demolition of rear store and single storey rear extension and the erection of single storey rear extension, rendering and insulation of first floor rear elevation, raised rear patio. (Householder)
Reference: **PL/21/2780/FA.**
Date validated: 13 July 2021.
Date received by GMPC: 23 July 2021
Determination date: **07 September 2021**

- 19) 19 Tetherdown Prestwood Great Missenden Buckinghamshire HP16 0RY**
Part garage conversion and extension to front of garage.
- Reference:** PL/21/2719/FA.
Date validated: 20 July 2021.
Date received by GMPC: 23 July 2021
Determination date: 14 September 2021
- Withdrawn correspondence received for:** - PL/21/2020/SA – certificate of Lawfulness – which included a single side storey extension. Proposal resubmitted as an FA. The Parish questioned vehicle access and amenity of neighbours and highway use.
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- 20) Land Adjacent To Idaho Cottage 36 Wycombe Road Prestwood HP16 0PJ**
Erection of a new dwelling and detached garage
- Reference:** PL/21/2143/FA.
Date validated: 17 June 2021.
Date received by GMPC: 27 July 2021
Determination date: 12 August 2021
- Correction to location plan – access driveway now shown on location plan (previously omitted)
- If the Parish wish to comment, the deadline to reply is 17 August.**
- (The committee objected to this proposed development at the July meeting because there is a manmade pond and greater crested newts. Because if the ecological sensitivity of the site, a full Biodiversity Enhancement Strategy, using an approved biodiversity metric model such as the DEFRA v2.0 model, is requested in order to satisfy the requirements of para 174,175 &177of the framework and in order to protect and enhance the biodiversity and geodiversity of the site.)**
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- 21) 4 Upper Hollis Great Missenden Buckinghamshire HP16 9HP**
Infill extensions to front and rear. Roof alterations to accommodate first floor living space including raising the ridge height, front and rear gables, front dormer window and rear rooflights.
(Householder development)
- Reference:** PL/21/2779/FA.
Date validated: 21 July 2021.
Date received by GMPC: 27 July 2021
Determination date: 15 September 2021

7. Correspondence:-

a) Buckinghamshire Council by 25 July have submitted a series of outcomes of planning applications that cover:-

- i) **Ballinger Grove Village Road Ballinger Buckinghamshire HP16 9LQ**
Change of use of land to residential and conversion of barn involving changes to doors, windows and external materials, to form ancillary living space. (Householder)
Ref. No: PL/21/1256/FA Status: Conditional permission
- ii) **The Briars Stag Lane Great Kingshill Buckinghamshire HP15 6EW**
Roof alterations to provide additional accommodation including 2 side dormer windows and 3 side roof lights.
Ref. No: PL/21/1986/FA Status: Conditional permission
- iii) **Morningside Kiln Road Prestwood Great Missenden Buckinghamshire HP16 9DH**
Single storey front extension
Ref. No: PL/21/1947/FA Status: Conditional permission
- iv) **Peppers House 119 Wycombe Road Prestwood Buckinghamshire HP16 0HN**
Detached carport/garage
Ref. No: PL/21/1981/FA Status: Conditional permission
- v) **19 Tetherdown Prestwood Great Missenden Buckinghamshire HP16 0RY**
Certificate of lawfulness for proposed single storey side extension and part attached garage conversion, changes to windows and doors
Ref. No: PL/21/2020/SA Status: Withdrawn Resubmitted: PL/21/1719/FA
- vi) **75 High Street Prestwood Buckinghamshire HP16 9EJ**
Single storey rear extension following demolition of existing conservatory
Ref. No: PL/21/2048/FA 2021 Status: Conditional permission
- vii) **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 three-bedrooms dwellings with altered access, parking and amenity space.
Ref. No: PL/21/1477/FA Status: [Refuse Permission](#)
- viii) **Kimba Farm Stud Moat Lane Prestwood Buckinghamshire HP16 9BT**
Erection of covered manege (retrospective)
Ref. No: PL/21/1722/FA Status: [Refuse Permission](#)
- ix) **Tanglewood 4 The Glebe Prestwood Buckinghamshire HP16 9DN**
Demolition of existing detached single storey side garage and erection of two storey side extension, new front porch and changes to rear doors
Ref. No: PL/21/1816/FA Status: [Refuse Permission](#)

x) **Leirion 34 Kings Lane South Heath Buckinghamshire HP16 0QY**

T1 Tulip tree - Crown reduction (TPO/1980/002)

Ref. No: PL/21/1853/TP Status: Conditional permission

8. Matters for information

None at present

9. Next Meeting: Monday 6 September face to face venue to be confirmed

Tracy Georgiades

Deputy Clerk to the Council

Date: 28 July 2021

Zoom invitation log-on:

Clerk . is inviting you to a scheduled Zoom meeting.

Topic: Planning Committee Meeting

Time: Aug 2, 2021 07:30 PM London

Join Zoom Meeting

<https://us06web.zoom.us/j/81664439623?pwd=RHpha1RDaWFUbWYyTzNXaW1od3lCdz09>

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