



Agenda for Planning Committee Meeting 5 July 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 Tuesday 1 June 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 the meeting on 1 June as agreed at the meeting the deputy clerk e-mailed a note (copied to councillors on the committee) of the committee's views and some advice to the representative of the group who had attended to oppose the planning application in respect of land adjacent to "Hampden Farm Barn", Greenlands Lane, Prestwood, Buckinghamshire, HP16 9QX, reference PL/21/1676/OA.

c) Following the meeting on 1 June as agreed at the meeting the deputy clerk e-mailed a note (copied to councillors on the committee) of the committee's views and some advice to the representative of the group who had attended to oppose the planning application in respect of "Arkis Farm", Aylesbury Road, Great Missenden, Buckinghamshire, HP16 9LS, reference PL/21/1737/FA.

d) Following the meeting on 1 June as agreed at the meeting the deputy clerk e-mailed a note to the residents who had advised of an appeal APP/X0415/W/21/3270149 against the refusal of planning permission PL/20/1026/FA in respect of land at the rear of 82, High Street, Great Missenden. The deputy clerk indicated that the planning committee were content to rely on their original objections to the planning application, which the planning authority should have submitted direct to the planning inspectorate.

e) On 11 June an email was sent to planning enforcement at Buckinghamshire Council with regard to the potential developments on the Wycombe Road in Prestwood. A response has been received requesting that these potential issues are logged on the website which has been done.

f) On 11 June an email was sent to Mike Shires at Buckinghamshire Council planning with regard to the issue of the missing notice of appeal APP/X0415/W/21/3270149 in respect of planning application PL/20/1026/FA, along with other issues as to non-notification of applications, and the failure to note representations that had been submitted to the planning authority. A response has been received indicating that a member of the planning admin team is to look into these issues.

g) On 11 June an email was sent to Keith Musgrave, tree officer at Buckinghamshire Council planning asking if a list of all trees subject to TPOs within the Great Missenden Parish could be made available to the parish council. Keith Musgrave has sent us a list of Buckinghamshire's TPOs which gives brief details. Val Marshall has seen the list.

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 30 June 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) 19, Tetherdown, Prestwood, Buckinghamshire, HP16 0RY
Certificate of lawfulness – proposed. Single storey side extension, part attached garage conversion, changes to windows and doors.
Reference: PL/21/2020/SA.
Date validated: 17 May 2021.
Date received by GMPC: 3 June 2021 on weekly list only.
Determination date: 12 July 2021

2) “Astons House”, 24 Wycombe Road, Prestwood, Buckinghamshire, HP16 0PJ.
Certificate of lawfulness for proposed demolition of existing derelict outbuilding and replacement with new outbuilding providing a garden room and studio space.
Reference: PL/21/2087/SA.
Date validated: 21 May 2021.
Date received by GMPC: 3 June 2021 on weekly list only.
Determination date: 16 July 2021

Council will recall that a previous application for planning permission was made under reference PL/20/4126/FA and withdrawn in April 2021. The committee considered this application in January and made these representations

- a) It is not clear what the intended use is- if it is intended to be office accommodation as seems possible from the plans, presumably the appropriate course of action would be for an application for change of use. As the property is within the AONB such an application would not be supported by the Parish Council.
- b) If the intention is to use the building as ancillary accommodation to the main property the Parish Councils view is that in principle it would still oppose the replacement of the existing building on the grounds that the increase in roof height and overall size is such that the building would be overbearing. However in the event that the planning authority determines that in principle planning permission would be granted the Parish Council would suggest that any permission is:-
 - i) Subject to the planning authority being satisfied that there is sufficient on-site parking to allow for the increase in habitable accommodation within the curtilage of the property;
 - ii) Subject to a condition to ensure that the existing garage will remain as available parking and not be converted into accommodation; and
 - iii) Subject to a condition that the annexe should only be permitted to be used as accommodation ancillary to the main dwelling on the plot, and not as a separate dwelling.

<p>3)</p> <p>Reference:</p> <p>Date validated:</p> <p>Date received by GMPC:</p> <p>Determination date:</p>	<p>21 Honorwood Close, Prestwood, Buckinghamshire, HP16 9HJ.</p> <p>Single storey rear extension and bay window</p> <p>PL/21/2120/FA.</p> <p>24 May 2021.</p> <p>7 June 2021.</p> <p>19 July 2021.</p>
<p>4)</p> <p>Reference:</p> <p>Date validated:</p> <p>Date received by GMPC:</p> <p>Determination date:</p>	<p>“Ballinger Grove”, Village Road, Ballinger, Buckinghamshire, HP16 9LQ.</p> <p>Change of use of land to residential and conversion of barn involving changes to doors, windows and external materials, to form ancillary living space</p> <p>PL/21/1256/FA</p> <p>29 March 2021.</p> <p>8 June 2021.</p> <p>24 May 2021</p>
<p>This is an amended application to more correctly reflect the boundary the original application was considered at the may meeting and the re-perpetuations are shown on the website as:-</p> <p>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?</p>	
<p>5)</p> <p>Reference:</p> <p>Date validated:</p> <p>Date received by GMPC:</p> <p>Determination date:</p>	<p>48 Winslow Field, Great Missenden, Buckinghamshire, HP16 9AR.</p> <p>Single storey rear extension</p> <p>PL/21/2156/FA.</p> <p>26 May 2021.</p> <p>9 June 2021.</p> <p>21 July 2021</p>
<p>6)</p> <p>Reference:</p> <p>Date validated:</p> <p>Date received by GMPC:</p> <p>Determination date:</p>	<p>Dale House, 4 Chiltern Manor Park, Great Missenden, Buckinghamshire, HP16 9BL</p> <p>Works to trees subject to Tree Preservation Order (TPO)</p> <p>Thuja T1 – Fell, Conifer T2, T3 & T4 – Fell (TPO/1986/044)</p> <p>PL/21/2213/TP</p> <p>01 June 2021.</p> <p>10 June 2021.</p> <p>27 July 2021.</p>
<p>7)</p> <p>Reference:</p> <p>Date validated:</p> <p>Date received by GMPC:</p> <p>Determination date:</p>	<p>Ballinger House, Village Road, Ballinger, Buckinghamshire, HP16 9LQ</p> <p>Certificate of Lawfulness for proposed single storey rear extension</p> <p>PL/21/2130/SA.</p> <p>25 May 2021.</p> <p>10 June 2021 on list only</p> <p>20 July 2021</p>

<p>8)</p> <p>Reference:</p> <p>Date validated:</p> <p>Date received by GMPC:</p> <p>Determination date:</p>	<p>Acorns, Nairdwood Lane, Prestwood, Great Missenden, Buckinghamshire, HP16 0QQ Front porch extension PL/21/2210/FA. 01 June 2021. 11 June 2021 27 July 2021</p>
<p>9)</p> <p>Reference:</p> <p>Date validated:</p> <p>Date received by GMPC:</p> <p>Determination date:</p>	<p>31 Green Park, Prestwood, Great Missenden, Buckinghamshire, HP16 0PZ Demolition of garage, part single/part two storey front and side extensions, single storey rear extension and change of rear first floor windows to doors with Juliet balconies. PL/21/2212/FA. 01 June 2021. 11 June 2021. 27 July 2021</p>
<p>10)</p> <p>Reference:</p> <p>Date validated:</p> <p>Date received by GMPC:</p> <p>Determination date:</p>	<p>Mendip, Village Road, Ballinger, Buckinghamshire, HP16 9LQ Erection of a hip roof to the garage and the porch. PL/21/2195/FA. 10 June 2021. 14 June 2021. 05 August 2021</p>
<p>11)</p> <p>Reference:</p> <p>Date validated:</p> <p>Date received by GMPC:</p> <p>Determination date:</p>	<p>Elm Lodge, Moat Lane, Prestwood, Great Missenden, Buckinghamshire, HP16 9BT Removal of two chimneys and rear porch. Single storey front extension, addition of 2 front dormers windows and 4 rear rooflights, part garage conversion, changes/additions to existing windows, doors and rooflights, installation of solar panels on rear roof and landscape works. PL/21/2096/FA. 07 June 2021. 14 June 2021. 02 August 2021</p>
<p>12)</p> <p>Reference:</p> <p>Date validated:</p> <p>Date received by GMPC:</p> <p>Determination date:</p>	<p>3 Augustine Mews, Great Missenden, Buckinghamshire, HP16 0AS Single storey rear extension PL/21/2116/FA. 08 June 2021. 14 June 2021. 03 August 2021</p>
<p>13)</p> <p>Reference:</p> <p>Date validated:</p> <p>Date received by GMPC:</p> <p>Determination date:</p>	<p>Woodview, Trafford Road, Great Missenden, Buckinghamshire HP16 0BT Single storey rear/side extension, first floor side extension and garage conversion. PL/21/2167/FA. 10 June 2021. 14 June 2021. 05 August 2021</p>

14)	<p>Mayhill, 30 Upper Hollis, Great Missenden, HP16 9HP First floor side extension, garage conversion, front porch, installation of solar panels and changes to window and doors.</p> <p>Reference: PL/21/2222/FA. Date validated: 14 June 2021. Date received by GMPC: 16 June 2021. Determination date: 09 August 2021</p>
15)	<p>Dom, 38 Chequers Lane, Prestwood, Buckinghamshire, HP16 9DR Notification under The Town and Country Planning (General Permitted Development) Order 2015, Amendment to Part 1 of Schedule 2 Class AA for additional storey to existing dwellinghouse (maximum height increase 2.5 Metres)</p> <p>Reference: PL/21/1933/PAHAS. Date validated: 07 May 2021. Date received by GMPC: 16 June 2021. Determination date: 02 July 2021</p>
16)	<p>3 Fairfields, Great Kingshill, Buckinghamshire, HP15 6EP Notification under the Town and Country Planning (General Permitted Development) Order 2015, Part 1 of Schedule 2 Class A for: single storey rear extension (depth extending from the original rear wall of 3.6 metres, Maximum height 3.65 metres, eaves height 2.57 metres).</p> <p>Reference: PL/21/2270/PNE. Date validated: 07 June 2021. Date received by GMPC: 17 June 2021. Determination date: 18 July 2021</p>
17)	<p>Dapple Grey, Broomfield Close, Great Missenden, Buckinghamshire, HP16 9HX Non Material Amendment to planning permission PL/19/3944/FA (Demolition of Conservatory and construction of single storey rear extension) to allow for alterations to external materials.</p> <p>Reference: PL/21/2358/NMA. Date validated: 11 June 2021. Date received by GMPC: 17 June 2021. Determination date: 09 July 2021</p>
18)	<p>Land Adjacent To Idaho Cottage 36 Wycombe Road Prestwood Buckinghamshire HP16 0PJ Erection of a new dwelling and detached garage</p> <p>Reference: PL/21/2143/FA Date validated: 17 June 2021. Date received by GMPC: 22 June 2021. Determination date: 12 August 2021.</p>

19)	9 Chiltern Manor Park Great Missenden Buckinghamshire HP16 9BL Beech x2 - Crown reduce by 30% (TPO/1968/044)
Reference:	PL/21/1957/TP.
Date validated:	18 June 2021.
Date received by GMPC:	22 June 2021.
Determination date:	13 August 2021.
20)	Garden Court Broomfield Hill Great Missenden Buckinghamshire HP16 9HT Demolition of rear single storey part of the building and erection of part two/part single storey rear extension, front attached garage with solar panels on roof, front porch, rear rooflight, changes to windows and decking to rear with associated landscaping
Reference:	PL/21/2271/FA
Date validated:	18 June 2021.
Date received by GMPC:	22 June 21.
Determination date:	13 August 2021.
21)	Land Adjacent To Hampden Farm Barn Greenlands Lane Prestwood Buckinghamshire HP16 9QX Outline application for the erection of 12 dwellings including 5 affordable homes, and the conversion of stables block to provide a further 1 dwelling. Matter to be considered at this stage : access
Reference:	PL/21/1676/OA.
Date validated:	10 May 2021.
Date received by GMPC:	24 June 2021.
Determination date:	09 August 2021.
	The GMPC on 7 June submitted observations: The council determined that it would oppose the application on the following grounds :- a) This would be a significant development within an Area of Outstanding Natural Beauty b) This would be a significant development within the Green Belt and that there are no extraordinary reasons to justify such a development within the green belt. In addition, permitting this development would set a precedent which could lead to the loss of further areas of green belt around the village of Prestwood. c) The proposed development would have a significant impact on Lodge and Pepper Woods, and as such would lead to the loss of ecological habitats with the consequence of a loss of wildlife and potential loss of trees. d) The development would appear to impact upon a public right of way. e) The design and appearance of the proposed development is out of keeping with the other properties within this road and therefore not in keeping with the street scene. f) The layout and density of the proposed scheme is inappropriate. It is out of keeping with the other properties within the area and in particular within the road and would place a considerable strain on the immediate infrastructure. g) The access onto a limited width highway is not considered to be safe bearing in mind the extent of additional traffic that is likely to be generated by a development of this size and scale. h) There have been flooding issues along the road in the vicinity of this property and therefore the substantial additional build would be likely to increase the risks of flooding.
22)	Chiltern House Nairdwood Lane Prestwood Buckinghamshire HP16 0QQ Single storey rear conservatory
	PL/21/2383/FA
Date validated:	14 Jun 2021
Date received by GMPC:	24 June 2010
Determination date:	09 Aug 2021

23) **Bridge House 39 Station Approach Great Missenden Buckinghamshire HP16 9AZ**
Beech trees x2 - Crown reduction of approximately 6' - 8'. Crown thinning where appropriate (Great Missenden Conservation Area)

Reference: PL/21/2446/KA

Date validated: 17 June 2021.

Date received by GMPC: 24 June 2021.

Determination date: 29 July 2021.

This is new.

24) **69-71 Church Street Great Missenden Buckinghamshire HP16 0AZ**
Prior Notification under Class O of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 - Change of Use from office (Use Class B1(a)) to one residential unit (Use Class C3)

Reference: PL/21/2326/PNO.

Date validated: 08 June 2021.

Date received by GMPC: 24 June 2021.

Determination date: 02 Aug 2021.

This is new.

7. Correspondence:-

a) Buckinghamshire Council on 28 June have submitted a series of outcomes of planning applications that cover:-

i) **Cherry Trees Broombar Lane Great Missenden Buckinghamshire HP16 9JD**

Two storey front extension, part single / part two storey side extension and single storey rear extension. Raising of roof ridge height to create first floor accommodation, changes to windows and doors and front porch canopy.

PL/20/2131/FA – Decision Withdrawn

ii) **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.) -

PL/20/4250/CONDA – Conditional Acceptance

iii) **Brynawel 27 Upper Hollis Great Missenden Buckinghamshire HP16 9H**

Variation of conditions 2 (Materials) and 6 (Approved Plans) 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

Ref. No: PL/21/0650/VRC – Conditional Permission

iv) **28 Nairdwood Close Prestwood Great Missenden Buckinghamshire HP16 0QN**

Single storey rear extension, side car port and alterations to roof over existing garages, change to front window

Ref. No: PL/21/0841/FA- Conditional Permission

v) 24 Clare Road Prestwood Great Missenden Buckinghamshire HP16 0NR

Single storey rear extension and front porch -
Ref. No: PL/21/1317/FA – **Conditional Permission**

vi) The Garth Marriotts Avenue South Heath Buckinghamshire HP16 9QN

Erection of a two bay detached timber framed car port with enclosed store
Ref. No: PL/21/1361/FA – **Conditional Permission**

vii) 20 Clare Road Prestwood Great Missenden Buckinghamshire HP16 0NR

Certificate of Lawfulness for proposed vehicular access
Ref. No: PL/21/1372/SA

viii) 10 Chiltern Manor Park Great Missenden Buckinghamshire HP16 9BL

Part two, part first floor side/rear extension and replacement of white cladding with composite black wood grain effect.
Ref. No: PL/21/1489/FA - **Conditional Permission**

ix) West Hyde House London Road Little Kingshill Great Missenden Buckinghamshire HP16 0DE

Detached carport with accommodation in the roof space.
Ref. No: PL/21/1573/FA - - **Conditional Permission**

x) Wistow 33 Blacksmith Lane Prestwood Buckinghamshire HP16 0NP

Garage conversion to habitable space, raising height of flat roof to front elevation, additional window to side elevation, internal alterations to existing porch.
Ref. No: PL/21/1618/FA - **Conditional Permission**

xi) Holly Cottage Ballinger Road South Heath Great Missenden Buckinghamshire HP16 9QH

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 an 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.)
Ref. No: PL/21/1627/CONDA – **Condition accepted**

xii) Tara Copes Road Great Kingshill Buckinghamshire HP15 6JE

First floor front / side extension over existing garage, single storey rear infill extension, new pitched roof with roof lights over existing rear extension combined with new extension, single storey front extension to form porch.
Ref. No: PL/21/1628/FA - **Conditional Permission**

xiii) Hollin 2 Green Park Prestwood Buckinghamshire HP16 0PZ

Certificate of Lawfulness for proposed single storey rear extension, part conversion of garage to living space and changes to windows and doors.
Ref. No: PL/21/1783/SA

xiv) Honor Cottage 15 Barley View Prestwood Buckinghamshire HP16 9BW

Single storey side and rear extension
Ref. No: PL/21/1814/FA- **Conditional Permission**

xv) Racksmere Village Road Ballinger Buckinghamshire HP16 9LQ

Non Material Amendment to planning permission PL/20/3093/FA (Change of use of existing garage to provide ancillary accommodation and new pitched roof; Change of use to 3 no. stables to games room and garden store/office.) to allow for the replacement of the games room roof covering from felt shingle to handmade clay tiles to match the main house.

Ref. No: PL/21/2072/NMA - **Conditional Permission**

Xvi) 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 |**

8. Matters for information

None at present

9. Next Meeting: Monday 2 August face to face venue to be confirmed

Tracy Georgiades

Deputy Clerk to the Council

Date: 30 June 2021