



**Agenda for the Planning Committee Meeting
Monday 4 October 2021
At 7.30 pm in the Committee room of the Memorial Hall,
Great Missenden**

All members of the planning committee are hereby summoned to attend for the purpose of considering and resolving upon the business to transacted below.

1. Apologies:

2. Declarations of Interest:

3. Minutes: Minutes of the meeting held on Monday 6 September 2021 for signing.

4. Matters arising

a) Great Missenden (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 and currently provides a valued service and employment to the local area. It is unknown whether Bucks Council did as requested? Councillor Peter Martin has 'called in' the planning application and we await further correspondence. Notification of the planning application 29/7/21 had fallen between Planning Committee meetings but timely action was taken before the expiry deadline 3 August. The determination date is 24 August 2021 but at 28 September the status is still reading: Unknown.

b) Further to the Councillor's letter re Bucks planning proposal considering changing their website so that Neighbours' submissions are removed from public view, a reply was received on 16 September and circulated to councillors saying the review by Bucks Council is still at an early stage.

c) 2 Wardes Close - Erection of fence without planning permission. GMPC had been instrumental in preventing a dwelling being built on the corner plot of 2 Wardes Close. GMPC sent a letter to the Head of Planning. However, the planning committee cannot support the present boundary disagreement (Ref CH2014/0872/FA).

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, 23 September 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 online at the meeting if requested.

1) 33 Wycombe Road Prestwood Great Missenden Buckinghamshire HP16 0NZ

Single storey front porch. Non material amendment to planning permission PL/19/3230/FA (Demolition of bungalow and erection of 2 semi-detached two storey dwellings and 1 detached single storey dwelling, formation of vehicle access, parking and landscaping) to allow for new front porch to semi-detached dwellings and introduction of timber planter and screen and timber bin store.

Reference: PL/21/3723/NMA
Date validated: 22 September 2021
Date received by GMPC: 27 September 2021
Determination date: 20 October 2021

2) **1 Parliament Close Prestwood Great Missenden Buckinghamshire HP16 9DT**

Erection of a 3.25m black Victorian lamppost on the corner of the property.

Ref. No: PL/21/3556/FA Registered
Date validated: 09 September 2021
Date received by GMPC: 21 September 2021
Determination date: 04 November 2021

3) **Bonheur Nags Head Lane Great Missenden Buckinghamshire HP16 OHG**

Two storey side, part first floor / part single storey rear infill extension, new porch canopy, changes to doors and windows

Ref. No: PL/21/3526/FA
Date validated: 10 September 2021
Date received by GMPC: 22 September 2021
Determination date: 05 November 2021

4) **Peterley Wood Farm Barn Peterley Lane Prestwood Buckinghamshire**

Non material amendment to planning permission PL/20/3247/FA (Conversion of existing barn to form single residential unit C3, together with alterations to fenestration, erection of detached car port structure, landscaping and hardstanding) to allow for changes to windows and doors, addition of a steel flue and addition of permeable gravel to replace concrete hardstanding in front of proposed integral garage.

Ref. No PL/21/3494/NMA
Date validated: 07 September 2021
Date received by GMPC: 09 September 2021
Determination date: 05 October 2021

Application history :

Peterley Wood Farm Peterley Lane Prestwood Buckinghamshire HP16 OHH

Erection of two replacement two-storey dwellings and one single-storey dwelling and two garages

Ref No. PL/21/3487/FA **Status: Refuse Permission**

Submitted in August:

Ref No: PL/21/3176/FA Single storey rear and first floor side extensions, new front covered way, new front and rear doors to existing farm shop and associated facilities.

Ref No: PL/21/3185/FA Demolition of garage with flat above, existing residential dwelling and office/domestic storage building. Erection of two replacement single storey dwellings.

Both have a Determination date : 15 October

GMPC concern has been parking and highway visuals

5) **Coachmans Cottage Peterley Lane Prestwood Great Missenden Buckinghamshire HP16 OHH**

Single storey front porch

Ref. No: PL/21/3464/FA (Householder)
Date validated: 01 September 2021
Date received by GMPC: 16 September 2021
Determination date: 27 October 2021

6) **9 Tulkers Close Prestwood Great Missenden Buckinghamshire HP16 OSH**

Part single, part two storey rear extension, single storey front and side extensions and first floor side extension

Ref. No: PL/21/3522/FA (Householder)
Date validated: 07 September 2021
Date received by GMPC: 16 September 2021
Determination date: 02 November 2021

7) **Corner House Moat Lane Prestwood Great Missenden Buckinghamshire HP16 9DA**

Detached garage conversion, including the installation of front bi-fold doors, side window and rear rooflight and removal of rear vehicular access to property from Pankridge Drive.

Ref. No: PL/21/3350/FA (Householder)

Date validated: 03 September 2021 (Householder)
Date received by GMPC: 09 September 2021
Determination date: 29 October 2021
Request from Neighbour for north facing window to be frosted.

8) **Casbah Nairdwood Lane Prestwood Buckinghamshire HP16 0QF**

Proposed garage conversion to habitable space, front porch with canopy, pitched roofs to existing front dormers and render to front elevation.

Ref. No: PL/21/3166/FA (Householder)
Date validated: 21 September 2021
Date received by GMPC: 23 September 2021
Determination date: 16 November 2021

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

Variation of condition 5 (Approved Plans) of planning permission: PL/21/2581/FA (Two storey front and rear extensions, raising of roof ridge height to create first floor accommodation and changes to windows and doors) to allow for an increase to the first floor accommodation.

Ref. No: PL/21/3434/VRC (Householder)
Date validated: 31 August 2021
Date received by GMPC: 09 September 2021
Determination date: 26 October 2021

Neighbour raised issues of boundary integrity.

10) **Land Adjacent To Idaho Cottage 36 Wycombe Road Prestwood Buckinghamshire HP16 0PJ**

Erection of a new dwelling and detached garage.

Ref. No: PL/21/2143/FA

The application has been **amended** in the following way:

Amended plans. Summary of changes below:

- **Amendments to roofline and reduction in height (below that approved under appeal ref: APP/X0415/W/18/3217807**
- **Reduction to dwelling footprint**
- **Relocation of garage so that it is close to the proposed dwelling**

11) **Buckingham House 77 High Street Great Missenden Buckinghamshire HP16 0AL**

Demolition of existing rear outbuildings, single storey rear extension, dormer roof extension to central area of the house, replacement windows and doors, external side louvre, internal alterations including openings, insulation, flooring and plastering.

Ref. No: PL/21/3083/FA
Date validated: 23 September 2021
Date received by GMPC: 27 September 2021
Determination date: 18 November 2021

In September the Committee reviewed HB application and GMPC did not object:

Buckingham House 77 High Street Great Missenden Buckinghamshire HP16 0AL

Listed building consent for demolition of existing rear outbuildings, single storey rear extension, dormer roof extension to central area of house, replacement windows and doors, external side louvre, internal alterations including new openings, insulation, flooring and plastering.

Reference: PL/21/3084/HB. Determination date: 15 October 2021

7. Correspondence:- New response from Highways GM Station RED LION Development

1 **The Old Red Lion 62 High Street Great Missenden Buckinghamshire HP16 0AU**

Approval of conditions 2 (Materials), 3 (Demolition and construction method statement) and 4 (Protection of building) of planning permission PL/20/3529/FA - **Change of use** of front ground floor to provide two residential units (Use Class C3), addition of rear first floor level terrace, changes to windows and doors, reconfigured outdoor

private amenity space for approved units, minor amendments to approved Unit 1 to retain existing ground floor area previously consented for demolition, reconfigured rear bin storage area and alterations to the parking court to rear (part retrospective). New Determination date: **8 November 2021**

The Parish have commented on Parking and Highway conditions: our preliminary estimates prompted by parishioners concerns, are that the provision for parking for residents and visitors is hopelessly inadequate by reference to the overarching NPPF 107 a) through to e) and NPPF 110 a) through to d) and the latest Bucks County parking guide; and that Highways must seriously consider NPPF 111.

2. Station Approach, Great Missenden – PL/21/0534/FA

Email received from resident regarding Highways response to above application, dated 9th September.

Resident is requesting a formal response to Bucks Council from the parish council

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

1 Bridge House 8A Whitefield Lane Great Missenden Buckinghamshire HP16 0BH

Single storey rear, first floor side and front porch extensions. Ref. No: PL/21/3092/FA

Status: Conditional Permission

2 Faircroft Wood Lane South Heath Great Missenden Buckinghamshire HP16 0RB

Application for permission in principle for 1 dwelling with garage. Ref. No: PL/21/3080/PIP

Status: Refuse Permission as located in green belt

3 Dunford House 3 Walnut Close Great Missenden Buckinghamshire HP16 9AL

T1 Oak - Fell, T2 Holly - 50% height reduction, crown reduction approx.18in. (Great Missenden Conservation Areas)

Ref. No: PL/21/2961/KA **Status:** TPO shall not be made by Bucks Council in this case

4 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)

Ref. No: PL/21/2999/PAHAS **Status:** Prior Approval Refused – objections on basis of permitted development and AONB.

5 3 Fairfields Great Kingshill Buckinghamshire HP15 6EP Single storey rear extension

Ref. No: PL/21/2923/FA **Status:** Conditional Permission

6 Peterley Corner Farm Wycombe Road Prestwood Buckinghamshire HP16 0HJ

Approval of condition 7 (Ecological Enhancements) of planning permission CH/2017/2121/FA (Demolition of existing house and outbuildings, erection of replacement dwelling and detached carport.)

Ref. No: PL/21/2827/CONDA **Status:** Condition Accepted

7 The Old Red Lion 62 High Street Great Missenden Buckinghamshire HP16 0AU

Approval of condition 6 (bins) 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.)

Ref. No: PL/21/2812/CONDA **Status:** Condition Accepted

8 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.

Ref. No:

PL/21/2779/FA **Status:** Withdrawn

9 19 Tetherdown Prestwood Great Missenden Buckinghamshire HP16 ORY

Part garage conversion and extension to front of garage. **Ref. No: PL/21/2719/FA Status:** Conditional permission

10 Land at The Rear Of The Old Red Lion High Street Great Missenden Buckinghamshire HP16 OAN

Approval of condition 6 (Phase 11 Contaminated Land Report) 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/21/0704/CONDA **Status: Condition Accepted**

11 Land at The Rear Of The Old Red Lion High Street Great Missenden Buckinghamshire HP16 OAN

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 space and provision of new private amenity space within the site.

Ref. No: PL/21/0383/CONDA **Status: Condition Accepted**

12 Land at The Rear Of The Old Red Lion High Street Great Missenden Buckinghamshire HP16 OAN

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.

Ref. No: PL/21/0280/CONDA **Status: Condition Accepted**

13 Single storey side and rear extensions, changes to windows and erection of detached garage

PL/21/3132/FA **Status:** Conditional Permission

14 Knives Farm 150 Wycombe Road Prestwood Buckinghamshire HP16 OHJ

Listed building consent and Full Planning Application 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.

Ref. No: PL/21/2615/HB **Status:** Conditional Consent

Ref. No: PL/21/2614/FA **Status:** Conditional Permission

8. Matters for information

Further enquiries to made into Hugo Fox Planning app by Clerk.

9. Next Meeting: Monday 1 November

Tracy Georgiades

Deputy Clerk to the Council

29th September 2021