



**Agenda for the Planning Committee Meeting
Monday 1 November 2021
At 7.30 pm in the Committee room of the Memorial Hall,
Great Missenden**

Also via Zoom: <https://us06web.zoom.us/j/85803591581?pwd=ajFhcGQ5dTJNdERjWlZKdVpQZzhKZz09>

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 4 October 2021 for signing.

4. Matters arising

a) **Great Missenden (Wicks) Garage** Rignall Road Great Missenden HP16 9AW (Ref: PL/20/2075/FA)). On 4 October the application was **refused** permission on the basis that insufficient evidence has been put forward to demonstrate that the site would not be suitable for continued commercial and employment use, the proposal fails to comply with the provisions of Policy CS16 of Core Strategy for Chiltern District - Adopted November 2011, which seeks to secure the long-term retention of employment sites and Paragraph 84 of the NPPF which states that planning decisions should enable the retention and development of accessible local services. And the proposed development is not considered to relate well to the surrounding development and would not meet with the requirements of Paragraph 130 of the NPPF which seeks to ensure that developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; and are sympathetic to local character and history, including the surrounding built environment and landscape setting. The proposal would also fail to accord with the aims of Policies GC1 and H3 of The Chiltern District Local Plan Adopted 1 September 1997 (including alterations adopted 29 May 2001) Consolidated September 2007 & November 2011.

b) 2 Wardes Close - Erection of fence without planning permission. Consider proposed draft letter.

5. Public Forum

At the time of drafting the agenda Mr & Mrs Harding have indicated 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, 27 October 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) The Hoolet Nags Head Lane Great Missenden Buckinghamshire HP16 0HD

Erection of a new outbuilding (Householder)

Ref. No	PL/21/3672/FA
Date validated:	28 September 2021
Date received by GMPC:	29 September 2021
Determination date:	23 November 2021

2) **Rainbow View Ballinger Road South Heath Great Missenden Buckinghamshire HP16 9QH**

Single storey rear extension, first floor side extension, porch and loft conversion incorporating raising of ridge height, additional front and rear windows with rear juliet balcony and 6 side rooflights. Conversion of carport to garage, with width extension at front and installation of 2 garage roof lanterns.

Ref. No PL/21/3249/FA
Date validated: 04 October 2021
Date received by GMPC: 05 October 2021
Determination date: 29 November 2021

3) **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 gables and front and rear dormer windows.

Ref. No PL/21/3781/FA
Date validated: 05 October 2021
Date received by GMPC: 06 October 2021
Determination date: 30 November 2021

4) **Arki's Farm Aylesbury Road Great Missenden Buckinghamshire HP16 9LS**

Change of Use of Land To Sui Generis (it means unique,"the sui generis nature of animals"), Mixed Agriculture and Dog Recreation Use

Highways have not objected as Arki's Farm employees will collect and drop off dogs.

Ref. No PL/21/3837/FA
Date validated: 30 September 2021
Date received by GMPC: 12 October 2021
Determination date: 25 November 2021

5) **6 Orchard Mews Back Lane Great Missenden Buckinghamshire HP16 0DN**

Sycamore G1 - Reduce by 25% and reshape (4/5mtrs), Sycamore T2 - Reduce top growth by 2.5mtrs (Conservation Areas: Great Missenden)

Ref. No PL/21/3999/KA
Date validated: 05 October 2021
Date received by GMPC: 13 October 2021
Determination date: 16 November 2021

6) **Overstroud Cottage Frith Hill Great Missenden Buckinghamshire HP16 9QE**

Beech T1 - Reduce by 50% (TPO/1946/002) (Householder – Cllr J Brooke)

Ref. No PL/21/3809/TP
Date validated: 28 September 2021
Date received by GMPC: 13 October 2021
Determination date: 23 November 2021

7) **Abbeyfield Society Abbeyfield House Link Road Great Missenden Buckinghamshire HP16 9AE**

T1 Goat Willow - Crown Reduction by up to 3 mtrs. (Conservation Areas: Great Missenden)

Ref. No PL/21/4030/KA
Date validated: 15 October 2021
Date received by GMPC: 19 October 2021
Determination date: 26 November 2021

8) **Med SD Ground Floor The Geans 3 Wycombe Road Prestwood Buckinghamshire HP16 0NZ**

Non-illuminated post sign (Consent to display an advertisement(s))

Ref. No PL/21/3946/AV
Date validated: 08 October 2021
Date received by GMPC: 19 October 2021
Determination date: 03 December 2021

9) **Reddings Farm Little Hundridge Lane Hyde End Buckinghamshire HP16 ORP**

Certificate of lawfulness for an **existing use** of three outbuildings for equestrian purposes

Ref. No: PL/21/3888/EU
Date validated: 14 October 2021
Date received by GMPC: 19 October 2021
Determination date: 09 December 2021

10) **1 Chequers Lane Prestwood Great Missenden Buckinghamshire HP16 9DW**

Removal of existing flat roof dormer window and adjacent roof light and replacment with a first floor gable end roof extension. Removal of timber cladding and replacement with render to front elevation and along part of one side elevation. Addition of porch canopy.

Ref. No: PL/21/3970/FA
Date validated: 25 October 2021
Date received by GMPC: 26 October 2021
Determination date: 20 December 2021

11) **11 Augustine Mews Great Missenden Buckinghamshire HP16 OAS**

T1 and T2 - lime - reduce to previous reduction points (approx 5m off height, 2m off sides), crown clean, crown raise to 5m. (TPO/1989/019)

Ref. No: No: PL/21/4132/TP
Date validated: 22 October 2021
Date received by GMPC: 26 October 2021
Determination date: 17 December 2021

12) **Cherry Trees Broombarn Lane Great Missenden Buckinghamshire HP16 9JD**

Siting of caravan on land for temporary period

Ref. No: PL/21/4021/FA
Date validated: 14 October 2021
Date received by GMPC: 26 October 2021
Determination date: 09 December 2021

13) **Out Of Area Fittals Yard Spurlands End Road Great Kingshill Buckinghamshire**

Consultation from Buckinghamshire Council (North Area) re: Construction of 9 x 2 - bed, 9 x 3 - bed and 6 x 4 - bed dwellings (24 in total) with associated infrastructure and access from Spurlands End Road (BC Ref: 21/07914/FUL)

Ref. No: PL/21/4110/ADJ
Date validated: 21 October 2021
Date received by GMPC: NA
Determination date: 16 December 2021

14) **Peppers House 119 Wycombe Road Prestwood Buckinghamshire HP16 0HN**

Erection of a detached carport/garage with log stores.

Ref. No: PL/21/3717/FA
Date validated: 22 September 2021
Date received by GMPC: 30 September 2021
Determination date: 17 November 2021

7. Correspondence:-

a) Appeal correspondence from Buckinghamshire Council that covers October:

1 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. (Householder Appeal)

Appeal reference: APP/X0415/D/21/3280565

Appeal start: 30 September 2021

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

1 10 Stocklands Way Prestwood Great Missenden Buckinghamshire HP16 0SJ

Single storey rear and side extensions, conversion of garage to living space and door added to lean to structure to front elevation. Ref. No: PL/21/3134/FA - Conditional permission.

In the decision notes the Parish comments regarding visibility are noted.

2 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

Ref. No: PL/21/2780/FA - Conditional permission.

3 Land West Of Bury Farm HS2 CDC Potter Row Great Missenden Buckinghamshire

Application for approval of details reserved by condition 2 on planning permission CH/2017/2336/FA - Earthworks associated with the creation of 4 no. ecological mitigation ponds and 2no. reptile basking banks.

Ref. No: PL/18/4128/CONDA - Validated: Wed 07 Nov 2018 - Condition **Accepted**

An archaeological evaluation has been undertaken with no significant results and we would not expect further works associated with this application. We would normally expect to see a copy of the report for this site prior to recommending the discharge of a condition; however, we expect that this will be provided in due course from FUSION/HS2. Because of this we do not object to the condition being discharged at this time.

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

Variation of condition 8 (approved plans) 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)) to allow changes to parking and bin storage layout

Ref. No: PL/21/3205/VRC - Validated: Tue 10 Aug 2021 - Conditional Permission

5 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 | Validated: Tue 07 Sep 2021 | Status: **Accepted**

6 Link Road Car Park Link Road Great Missenden Buckinghamshire HP16 9AE

Approval of condition 4 (Hedge) of planning permission PL/21/0770/FA – South eastern turning circle extension to existing car park. Ref. No: PL/21/3242/CONDA - Condition **Accepted**

7 Hawkswood Chiltern Road Ballinger Great Missenden Buckinghamshire HP16 9LJ

Single storey rear extension, front and rear dormers to allow for living accommodation in loft, addition of a door to side elevation and erection of a carport

Ref. No: PL/21/0687/FA | Validated: Mon 22 Mar 2021 | Conditional permission - There would be no harm to the special landscape character and high scenic quality of the Chilterns Area of Outstanding Natural Beauty.

- 8 **Escote 156 Wycombe Road Prestwood Buckinghamshire HP16 OHJ**
Proposed single storey rear extension, part garage conversion to habitable accommodation, 2 additional roof lights in main roof.
PL/21/3059/FA : Conditional permission
- 9 **West Hyde House London Road Little Kingshill Great Missenden Buckinghamshire HP16 ODE**
Detached carport with accommodation in the roof space
Ref. No: PL/21/3226/FA – Conditional permission
- 10 **Bluff Cottage Blackthorne Lane Ballinger Great Missenden Buckinghamshire HP16 9LN**
Single storey side/rear extension, side and rear hip to gable roof extensions, front porch canopy, 1 front and 1 rear dormer windows, 1 front and 2 side rooflights and changes to doors and windows.
Ref. No: PL/21/3282/FA - Conditional permission.
- 11 **1 Blackhorse Cottages Aylesbury Road Great Missenden Buckinghamshire HP16 9AX**
Single storey rear extension, garage conversion to habitable accommodation, new window at first floor rear elevation. Ref. No: PL/21/2951/FA - Conditional permission.
- 12 **Peterley Manor Farm Peterley Lane Prestwood Buckinghamshire HP16 OHH**
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/21/3176/FA – Conditional Permission
Parish Council comments are noted.
- 13 **31 Green Park Prestwood Great Missenden Buckinghamshire HP16 OPZ**
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.
Ref. No: PL/21/2212/FA – Withdrawn
14. **Greensleeves Nairdwood Lane Prestwood Great Missenden Buckinghamshire HP16 OQF**
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.
Ref. No: PL/21/2604/FA Status: Withdrawn
15. **Cudsdens Cottage Chesham Road Great Missenden Buckinghamshire HP16 OQT**
Conversion of existing garage into ancillary residential unit with rear extension and erection of garden shed.
Ref. No: PL/20/2480/FA – Conditional permission. GMPC comments included in case officer report and under Other matters states 34: The points raised by the Parish Council are considered to have been addressed in the above assessment and by the completed and signed S106 agreement.
16. **Woodside House Martinsend Lane Great Missenden Buckinghamshire HP16 9HR**
Erection of detached outbuilding. Ref. No: PL/21/3201/FA – conditional permission
17. **The George Inn Public House 94 High Street Great Missenden Buckinghamshire HP16 OAN**
Approval of condition 3 (Archaeology) of planning permission PL/21/0226/FA (Front infill extension and rear landscaping.)
- Ref. No: PL/21/2606/CONDA | Validated: Tue 29 Jun 2021 - Condition Accepted in Part - a partial discharge of archaeological conditions so as to allow construction works to commence as per the approved Written Scheme of Investigation.

18. **7 Fairfield's Great Kingshill Buckinghamshire HP15 6EP**
Proposed widening of existing vehicle access and hardstanding
Ref. No: PL/21/3122/FA - Conditional permission.

8. Matters for information

9. Next Meeting: Monday 1 November

Tracy Georgiades
Deputy Clerk to the Council

27th October 2021

Topic: Planning Committee Meeting
Time: Nov 1, 2021 07:30 PM London

Join Zoom Meeting

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