



## Minutes for the Planning Committee Meeting Held at 7.30 pm on Monday 1 February 2022, Memorial Hall, Committee Room

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

**Present during the meeting:** I Lovegrove, Chair  
Cllrs: M. Johnstone, R. Pusey, L Cook, S. Rhodes

**1. Apologies:** Cllrs: C. Baxter and K. Pither, C. Bunting, V. Marshall, J Brooke

**2. Declarations of Interest:** None.

**3. Minutes:** It was agreed by all that the Minutes of the meeting held on Monday 10 January 2022 should be signed as a correct record.

### 4. Matters arising

a) The Planning and Enforcement Manager responded to the Parish Council letter of 23 December, 2021. The Parish Planning Committee is directed to use the Bucks Council online form to report enforcement cases (this was not available in 2021). Correspondence must be sent to the correct team as per advice on [planning.csb@buckinghamshire.gov.uk](mailto:planning.csb@buckinghamshire.gov.uk). To receive an update on a specific case, contact the case officer via their team mailbox: [planningenforcement@buckinghamshire.gov.uk](mailto:planningenforcement@buckinghamshire.gov.uk). There will be no catch up on missed correspondence and the letter echoes previous correspondence. The Parish will reply.

b) Re. Bucks Council's Questionnaire Survey – The Discovery and Exploration Phase for the Local Plan for Buckinghamshire, it was agreed that councillors complete the survey as private individuals.

c) Re. Country Supplies and Jewson, B485, and HGVs on roads that border the Parish, it was raised for information.

### 5. Public Forum

### 6. Planning Applications –

**Summary of Applications for Great Missenden Parish validated and up to date as at midday on Wednesday, 27 January 2022 as set out below.**

1) **14 Rosetree Close Prestwood Great Missenden Buckinghamshire HP16 9EW**

Front porch, change to front bay window and insertion of rooflight in garage

Ref. No: No: PL/22/0138/FA

Ecology checklist notes nesting birds.

**No Objection**

2) **Heath Cottage Marriotts Avenue South Heath Great Missenden Buckinghamshire HP16 9QW**

Single storey rear and side extensions

Ref. No: PL/22/0064/FA Ecology checklist notes nesting birds. **No objection** but inaccurate block plan noted.

3) **Havenfields Aylesbury Road Great Missenden Buckinghamshire HP16 9LS**

Entrance gates with associated piers and walls

Ref. No: PL/21/4894/FA

Ecology checklist notes nesting birds and hedgerows affected. Modernization of entrance, **No Objection.**

4) **Stables at Hampden Farm Barn Greenlands Lane Prestwood Buckinghamshire HP16 9QX**

Conversion of stables into dwelling, single storey side extension, roof felt replaced by shingles, stable doors retained and new windows and doors fitted behind.

Ref. No: PL/21/4883/FA 9 resident Objections. Green Belt and wild life implications.

The Parish Objects by a majority to the Stables conversion. There should be no exceptions to protection of areas of outstanding beauty or the green belt. It does not satisfy the latest NPPF or protect and enhance biodiversity.

5) **Land Adjacent To Hampden Farm Barn Greenlands Lane Prestwood Buckinghamshire HP16 9QX**

Outline application for the erection of 10 dwellings including 4 affordable homes, matter to be considered at this stage.

Ref. No: No: PL/21/4751/OA 19 Objections from residents and Bucks Councillor Heather Wallace 'call-in'. Green belt.

The Parish reiterates all of its objections to the original application pertaining to this site, Ref: No: PL/21/1676/OA. Moreover, the Parish **Objects** on the basis of a proposed outline of unsustainable development in a village and rural environment and a gravitas to a townscape design. There is insufficient parking and infrastructure is lacking for the amount of accommodation. The Parish object because the application is in an area of outstanding beauty and the green belt. We object because it does not enhance biodiversity. We object because it does not satisfy the latest NPPF or protect nature.

In detail we object to Land adjacent to Hampden Farm Barn Greenlands lane 10 dwellings, PL/21/4751/OA because of:

Protection of the green belt and ANOB and we refer Bucks Council to the Decision Notice for the previous application PL/21/1676/OA 10<sup>th</sup> May 2021 which says ...

*Within the Green Belt, most new development is considered to be inappropriate and there is a general presumption against such development. Development which is not inappropriate is set out in Local Plan Policy GB2 and Paragraphs 149 and 150 of the National Planning Policy Framework. A residential scheme of twelve new dwellings within the open Green Belt is inappropriate development which, by definition, is harmful to the Green Belt. Furthermore, the introduction of a residential development comprising twelve dwellings would result in a substantial harm to the openness which is an essential characteristic of the Green Belt. It would also fail to safeguard the countryside from encroachment and to check the unrestricted sprawl of the built up area to which it adjoins, which are two of the main purposes of the Green Belt. No very special circumstances exist that are sufficient to outweigh the harm caused to the Green Belt by the reason of inappropriateness and other harm identified. As such, the proposal is contrary to Policy GB2 of the Adopted Chiltern Local Plan 1997 (including alterations adopted May 2001) Consolidated September 2007 & November 2011 and the aims of the National Planning Policy Framework, 2021.*

*The site is located within the Chilterns Area of Outstanding Natural Beauty (AONB), which is afforded the highest level of landscape protection. The proposed development of this site would have a severely detrimental impact on the rural landscape as it would create a hard urban edge to the village that would have an impact on rural views across the landscape towards the woodland and fields. It would also have an impact on its relationship with the countryside, by developing this open and transitional semi-rural landscape. This would not conserve or enhance the landscape character of the AONB or the Landscape Character Area within which it sits, and thus it would fail to comply with Policies GC1 and LSQ1 of The Chiltern Local Plan 1997 (including alterations 1 September 2011) Consolidated September 2007 and November 2011, Policies CS20 and CS22 of the Core Strategy for Chiltern - Adopted November 2011, and the aims of the National Planning Policy Framework.*

This latest proposal fundamentally fails on these two basic tenets.

In addition the revised NPPF July 2021 contains edits to Chapter 15: Conserving and Enhancing the Natural Environment. And the edits to this chapter make it clear that permission should be refused for major (major being ten or more dwellings) development applications within National Parks, the Broads and AONB other than in exceptional circumstances. No exceptional circumstances have been identified in the Design and Access Statement (D&AS) and exceptional is indeed a judgmental "tilt" point for the Bucks Council.

The Applicant seeks to exploit problems in interpretation of para 11 of the NPPF in relation to 5YHLS.

Of great relevance to this Application is the judgment handed down on 24 July 2019 in **Monkhill Limited V Secretary of State** [2019] EWHC 1993 (Admin). This is a recent example of how paragraph 11(d) can operate in practice. As the LPA could not establish a 5YHLS, paragraph 172 of the NPPF requiring great weight to be given by planning decision

makers to conserving and enhancing landscape in AONB and other protected areas, was capable of providing a clear reason for refusing an application under paragraph 11(d) and Justice Holgate dismissed the claim. Of particular interest in this case was the recognition that ... “...the importance attached to protection in an AONB, for example, may enable the planning authority to refuse planning permission and to resist incremental or ‘creeping’ change to the character of such an area resulting from the cumulative effect of multiple small developments. Such developments might typically include the building of a single dwelling...” He added “Not surprisingly, therefore, paragraph 172 requires ‘great weight’ to be given to those matters (AONB)”.

‘Want’ is not an exceptional circumstance that justifies encroachment into the Breen Belt in the AONB and in any event is unsustainable. Sustainability being a basic tenet of the NPPF and Chapter 2 now acknowledges that members of the UN have agreed to pursue the 17 Global Goals for Sustainable Development in the period to 2030. Minor edits have been made to the July 2021 NPPF phrasing, setting out clearly that the environmental objective is now to protect and enhance and to improve biodiversity, where before the requirement was simply to contribute to these matters. This application does not meet this higher bar.

The Transport Statement quotes an incorrect section of the Bucks Parking guidance, which for up to ten dwellings in Zone C for 3 and 4 bed dwellings is 3 spaces apiece not 2.5 and 3. This application is for 10 and separate from the adjacent application. Under the layouts suggested we cannot identify how the optimum levels can be accommodated. The guidance required justification for not achievement of optimum standards, none is provided. Parking cuts into the verge under the proposal completely undermines the street scene in this vulnerable lane and adds urban features undermining the ERASC status. It proposes a town scape not a village scape.

The Council think the tRICS data is not matched to this location.

The information provided within the planning application documents is insufficient in meeting requirements to complete a Sustainable Drainage Systems (SuDS) Appraisal. It must be demonstrated that the development does not increase flood risk on site or off site. In the absence of this information, there is insufficient information to demonstrate that the scheme is capable of alleviating flood risk. As such it fails to comply with Policy GC10 of The Chiltern Local Plan 1997 (including alterations 1 September 2011) Consolidated September 2007 and November 2011, Policy CS4 of the Core Strategy for Chiltern, Adopted November 2011 and paragraph 166 of the National Planning Policy Framework, 2021.

The Chairman thanked Councillor Rhodes for his analysis of Greenlands Lane.

6) **The Black Horse Public House Aylesbury Road Great Missenden Buckinghamshire HP16 9AX**

2 illuminated fascia signs, 3 non illuminated hoardings, 6 floodlights and 2 wall lights

Ref. No: PL/21/4679/AV

**The Parish does not object** to the business which could be a community asset but we are concerned about light pollution and request a light condition be imposed to time limit the car parking floodlighting to be on no later 10.30 pm. A sympathetic approach considering the village and local area and nature to be ensured and to keep a dark village and give warm light.

(The Parish understand that the amount of illumination produced from a light source is measured in ‘lux’. Good main road lighting ranges between 5 – 20 lux. Nature, especially Bats, will avoid areas where there’s as low an illuminance level as 3.6 lux. To put this into context, a clear fully moonlight night is no more than 1 lux! )

7) **Barn at Peterley Wood Farm Peterley Lane Prestwood Buckinghamshire HP16 0HH**

Construction of new stables and feed/tack store on site of existing dilapidated stables

Ref. No: PL/21/4691/FA

**The Parish does not object.**

Land in equestrian use for considerable period of time associated with planning consent PL/20/3247/FA

8) **36 Upper Hollis Great Missenden Buckinghamshire HP16 9HP**

Part single/part two storey side and front extensions, raising roof of existing single storey side extension, detached garage and changes to fascia materials.

Ref. No: PL/21/4791/FA

**The Parish does not object.**

Bat roost lost by development.

9) **Mayhill 30 Upper Hollis Great Missenden Buckinghamshire HP16 9HP**

Part two storey / part first floor side extension, single storey side/rear extension, detached double garage, changes to windows and doors, solar panels on roof and rendering of existing walls. **Amended plans – Boundary change.**

Ref. No: PL/21/4281/FA

**The Parish does not object.**

**7. Correspondence:-**

All correspondence from Buckinghamshire Council that covers January was reviewed and accepted.

**8. Matters for information**

The meeting closed 8.26 pm.

**9. Date of the Next Meeting: Monday 1 March, Great Missenden Memorial Hall, Committee Room.**

Tracy Georgiades, Deputy Clerk to the Council

1 February 2021