



Minutes for the Planning Committee Meeting Held at 7.30 pm on Monday 12 March 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, C. Bunting, V. Marshall, J Brooke

1. Apologies: Cllrs: C. Baxter and K. Pither

2. Declarations of Interest: None.

3. Minutes: It was agreed by all that the Minutes of the meeting held on Monday 1 February 2022 should be signed as a correct record.

4. Matters arising

a) **Station Approach** - PL/21/0534/FA – the standard consultation expiry date was 02 March 2022. The determination date: 17 June 2022. There are 212 documents.

On 13 January 2022 Highways recommended **refusal** of the Station Approach application saying the development would be detrimental to highway safety, users of the site and is contrary to the NPPF Bucks Council Local Plan 4 (April 2016). GMPC will confirm on the planning portal its support for Highway's objections. Regarding fitness of parking and visual splays we believe the issues are amplified by the excessive and contiguous development of The Red Lion. The Station approach application is subservient to, and smaller, and must support the Red Lion application which must have highway access to station approach. We still do not see evidence of the mature tree being no longer compromised. We still object to removal of the mature tree. We support the comments of the tree officer of 22 December calling for a tree survey.

a) We have received a response from Enforcement Manager, Gemma Davies, received 1 February. Prepare response and Clerk to log enforcement cases on portal. A letter to the Corporate Service Director is being circulated for approval.

b) Arki's farm: on 14 January a visit was made by a Parish Councillor and a Bucks Councillor, who will speak with Planning Enforcement to seek a retroactive planning submission. In the enforcement letter being prepared Arki's Farm conditions of enforcement breaches are referenced. A further letter to follow.

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) 1 Chequers Lane Prestwood Great Missenden Buckinghamshire HP16 9DW

First floor front dormer extension

Ref. No: PL/22/0586/FA

No Parish Objection

2) Hunters Cottage Heath End Road Great Kingshill High Wycombe Buckinghamshire HP15 6HS

Single storey rear extension

Ref. No: PL/22/0541/FA

No Parish Objection

- 3) **The Briars Marriotts Avenue South Heath Great Missenden Buckinghamshire HP16 9QL**
Erection of a new detached garage
Ref. No: PL/22/0511/FA Parish Object
The Parish object on basis of impact on street scene and green space loss and loss of amenity of the property frontage. The hard surface will impact surface water and drainage by loss of a natural surface for water drainage within the curtilage.
- 4) **41 Sixty Acres Road Prestwood Buckinghamshire HP16 OPE**
Single storey side extension, new roof at rear and an additional door at side elevation
Ref. No: PL/22/0512/FA No Parish Objection
- 5) **White Gables 7 Sixty Acres Road Prestwood Buckinghamshire HP16 OPD**
Certificate of Lawfulness for proposed garage conversion to living space and addition of an external flue to the side elevation
Ref. No: PL/22/0525/SA No Parish Objection
- 6) **Brockhurst Twitchell Road Great Missenden Buckinghamshire HP16 OBQ**
First floor front/side extension
Ref. No: PL/22/0472/FA No Parish Objection
- 7) **6 Heath End Road Great Kingshill High Wycombe Buckinghamshire HP15 6HL**
Single storey rear extension following the demolition of an existing conservatory, alterations to ground floor rear window
Ref. No: PL/22/0479/FA No Parish Objection
- 8) **2 Hughenden Place Great Kingshill Buckinghamshire HP15 6AZ**
Part conversion of existing garage into living space
Ref. No: PL/22/0461/FA Parish Object
GMPC objects to the subject Application and would ask that the LA closely consider whether the vision splays and off street parking spaces are sufficient to allow safe vehicular ingress and egress in forward gear along with safe manoeuvring within the site. This should be considered in the context and location of the dwelling and amenity of neighbours and/or highway users. The NPPF para. 105 and 'Buckinghamshire Countywide Parking Guidance' September 2015 should be used as reference and guidance in this regard and not the 30 year old and now irrelevant TR16. GMPC thinks the Application will fail these tests because of inadequate parking. The property will end up with a single garage by the conversion of the existing garage. There are 5 new detached houses with 3 parking spaces each and the proposal for 2 Hughenden Place will max out the square footage of the new build, limit parking and the remaining amenity space.
- 9) **29 Lodge Lane Prestwood Buckinghamshire HP16 OSU**
Demolition of rear conservatory, single storey side and rear extensions
Ref. No: PL/22/0458/FA No Parish Objection
- 10) **Cottage Farm Aylesbury Road Great Missenden Buckinghamshire HP16 9LS**
Listed Building Consent for maintenance and repairs to the stables
Ref. No: PL/22/0445/HB No Parish Objection
- 11) **The Site Extends From The North Of Frith Hill To The South Of Leather Lane Between The Set Leather Lane Great Missenden Buckinghamshire**
In accordance with **Schedule 17** to the High Speed Rail (London - West Midlands) Act 2017, the nominated undertaker hereby requests approval of PLANS AND SPECIFICATIONS relating to Work No.s 2/14 (part of) and 2/19 authorised by the Act and comprising of the following detail: - South Heath Cutting (Part of) - Havenfield Wood,

Footpath GMI/2 Accommodation Overbridge - Footpath GMI/12 Overbridge - Earthworks associated with Havenfield Wood / Footpath GMI/2 - Accommodation Access and associated maintenance access track - Earthworks associated with GMI/2/1 footpath realignment - Earthworks associated with Chiltern Tunnel North Portal and - Compound and access track and realignment of footpath GMI/13/3 - (U&A 1964) - Noise Barrier - 4 No. Drainage ponds - Drainage Ditches - 2 No. Culverts (above ground elements only) o Havenfield Wood Drop Inlet Culvert o South Heath Culvert - Location of vehicle restraint barriers and - Location of the permanent (security) fencing.

Ref. No: PL/22/0430/HS2

Validated: Mon 07 Feb 2022

Date received by GMPC: 16 Feb 2022

Determination date: Mon 04 Apr 2022

For information circulation: no comments accepted on Bucks Planning portal. Please note, it does not include realignment of Leather Lane or the portal buildings at the north portal. It only includes EKFB submission for the South Heath cutting.

12) Woodlands Kiln Road Prestwood Great Missenden Buckinghamshire HP16 9DG

2 single storey rear extensions, first floor side extension, front porch, changes to fenestration and materials, formation of new vehicular access onto Over Hampden, extension of existing vehicular access onto Kiln Road and associated hardstanding

Ref. No: PL/22/0371/FA

Parish Objection

The Parish object to: 1. Excessive hard scaling of the front curtilage; 2. on the basis of Health and Safety of road users, a lack of visual splays for drivers and hazardous ingress and egress which is too close to the footpath which is close to a school and heavily used by children and carers; 3. the application is harmful to the street scene and impugns the character of the area.

13) Lion House Martinsend Lane Great Missenden Buckinghamshire HP16 9BH

Erection of detached ancillary residential outbuilding

Ref. No: PL/22/0317/FA 1 Objection and Trees affected.

Parish Objection

The Parish wish to see protection of the Copper Beech Tree. A detached ancillary building of 93sq metres we perceive as very large in relation to the existing house and renders this proposal not ancillary. The Parish object to a separate residential building in the garden but could consider a smaller unit possibly acceptable. An Ancillary residential building would ideally be attached to the principal building, which would also serve to be less harm to the natural environment.

GMPC does not object to the Application on the basis of the conversion of the existing building to an ancillary residential dwelling, or the new development of an ancillary residential dwelling, as the case may be, remains a part of the same 'planning unit' as the main, existing and original residential dwelling house and remains 'ancillary' thereto.

The ancillary primary living accommodation together with the existing dwellinghouse must still fall under the definition of a Class C3(a) dwellinghouse, as outlined in the Use Classes Order⁴ and therefore it must be occupied as a whole by:

'a single person or family (a couple, whether married or not, a person related to one another with members of the family of one of the couple to be treated as members of the family of the other), an employer and certain domestic employees (such as an au pair, nanny, nurse, governess, servant, chauffeur, gardener, secretary and personal assistant), a carer and the person receiving the care and a foster parent and foster child.'

And remain in compliance with all other criteria to remain 'ancillary' to the main dwelling.

14) Hardwicke House Twitchell Road Great Missenden Buckinghamshire HP16 0BQ

Single storey rear extension, external lift shaft to rear, replacement windows throughout, new porch canopy, new hardstanding, car parking and access to front

Ref. No: PL/22/0311/FA

The Parish Council does not object but

would support and reiterate Heritage comments and we ask that the design be modified to be more in keeping with

the overall street scene and attention given to Para 194 NPPF. We also question and voice concerns for vehicular access.

15) **Frognal Nairdwood Lane Prestwood Great Missenden Buckinghamshire HP16 0QH**

Single storey side and rear extensions

Ref. No: PL/22/0261/FA

No Parish Objection

16) **Little Reddon Wyck Marriotts Avenue South Heath Great Missenden Buckinghamshire HP16 9QL**

Part two storey / part single storey side extension, hip to gable roof extension to side, front porch, addition of 4 front and 1 rear dormer windows and changes to doors and windows

Ref. No: PL/22/0272/FA

The Parish does not object but we robustly query how to ensure Biodiversity Net Gain and highlight the loss of 3 mature tree even if they are conifers.

17) **92 Wrights Lane Prestwood Buckinghamshire HP16 0LG**

Replacement of tile cladding with insulation and render

Ref. No: PL/22/0213/FA

No Parish Objection

18) **7 Chiltern Manor Park Great Missenden Buckinghamshire HP16 9BL**

Part two story, part first floor side and single story rear extensions and renovation of the existing porch and existing garage, front porch roof canopy, changes to doors and windows and an additional door to side elevation.

Ref. No: PL/22/0180/FA

Parish Objects on the basis that the application looks over developed dominating neighbouring properties and adversely impacts the street scene.

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

Single story side/rear extension, detached double garage, changes to windows and doors, solar panels on roof and rendering of existing wall: amended plans 11 February.

Ref. No: PL/21/4281/FA

No Objection

20) **Fern Lea Little Hollis Great Missenden Buckinghamshire HP16 9HZ**

Single storey rear extension

Ref. No: PL/22/0250/FA

No Objection

7. Correspondence:-

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

8. Matters for information

Hampden Water Treatment works is being looked at by councillors. A precautionary enforcement notice has been submitted to County by Cllr Rhodes in his capacity as a resident.

The meeting closed 9.08 pm.

9. Date of the Next Meeting: Monday 4 April, Great Missenden Memorial Hall, Committee Room.

Tracy Georgiades, Deputy Clerk to the Council

1 March 2021