



## Minutes for the Planning Committee Meeting Held at 7.30 pm on Monday 4 April 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,

**1. Apologies:** Cllrs: J Brooke, S Humphreys

**2. Declarations of Interest:** Cllr. R. Pusey, applicant interest, item 14.

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

### 4. Matters arising

a)i) **Station Approach** - PL/21/0534/FA – the standard consultation expiry date was 02 March 2022. The determination date: 17 June 2022. There are 239 documents. The application continues to be watched by the Committee. Please note that despite ours and GMPRG support for the tree the loss of the tree is likely according to Urban Design: 'It is understood that the loss of the tree adjacent to Station Approach is necessary for development of Block A, however given the sensitivity of this issue locally, it would still be prudent to explore replacing the tree with a very mature specimen within the square itself (as previously requested).'

a) ii) **Chiltern Railways – Lift – Great Missenden Station – Letter of Support request for All nomination.**

The Committee agree that a lift to provide accessibility at Great Missenden Station is much needed but think funding should be from Network Rail as a commercial company and a CIL payment or public money should not be used.

a) We have received a response from Enforcement Manager, Gemma Davies, received 1 February. A **letter** was sent to the **Corporate Director Planning Growth & Sustainability on 15 March 2022** copying in the Director of Planning & Environment and Head of Planning Enforcement Team. An invitation has been returned (30 March) to meet with BC Enforcement. It was agreed to respond to the Enforcement invitation that the Parish Council Planning Committee is waiting for a formal response from BC Corporate Director before agreeing to a meeting with BC Enforcement team. This will be proposed to the Full Parish Council meeting on 11 April.

b) **Arki's Farm Rignall road PL/21/3837/FA** has permission for a change of land use. There is still a question over the structures on the site, as although Bucks Council say the buildings have been in situ for in excess of 4 years and are therefore immune from any enforcement action, there may be evidence that residents have made complaints over the last 3 years regarding these structures. The planning committee have drafted a letter for full council approval to the Planning Inspectorate regarding errors in this process. A further letter is to be prepared to Bucks Council Enforcement regarding this case.

**5. Public Forum** – no members of the public attended the meeting.

### 6. Planning Applications –

**Summary of Applications for Great Missenden Parish validated and up to date as at midday on Wednesday, 29 March 2022 as set out below.**

1) **Chestnut House Broombar Lane Great Missenden Buckinghamshire HP16 9JD**

Approval of Condition 10 (Tree protection plan) of planning permission PL/19/4163/FA - Redevelopment of site to provide 2 detached dwellings with vehicular access, associated hardstanding, landscaping and car parking.

Ref. No: PL/22/0947/CONDA **No Objection** but the Parish council is mindful of the proximity of metal posts to existing trees.

2) **Beechcroft Martinsend Lane Great Missenden Buckinghamshire HP16 9HR**

First floor extension over existing attached garage with a two storey infill extension and part garage conversion

Ref. No: PL/22/0862/FA **No Objection**

3) **Broomhill Nags Head Lane Great Missenden Buckinghamshire HP16 0HD**

Single storey rear extension, render to existing property

Ref. No: PL/22/0855/FA **No Objection**

4) **14A High Street Prestwood Buckinghamshire HP16 9EB**

Confirmation that condition 9 (contaminated land assessment survey) of planning permission CH/2004/1342/FA - redevelopment of site to provide six houses and a detached domestic garage, two storey office building and car parking all served by new accessway has been discharged.

Ref. No: PL/22/0869/CONDA **No Objection**

5) **The Misbourne Misbourne Drive Great Missenden Buckinghamshire HP16 0BN**

Approval of condition 27 (Mechanical plant specifications) of planning permission CC/0043/19) - Proposed demolition of the existing outdated Sports Hall and construction of a playing area in its place; construction of a new two-storey Sports Hall adjacent to the south of the new playing area; construction of a new five classroom single storey Teaching Block; extension to Multi-Use Games Area; and new Coach Access and Car and Coach Park and drop-off zone

Ref. No: PL/22/0817/CONDA **No Objection**

6) **2 Augustine Mews Great Missenden Buckinghamshire HP16 0AS**

Crown reduction of a Walnut tree. TPO/1989/019.

Ref. No: PL/22/0584/TP **No Objection** but the Parish Council asks Bucks Council to be mindful of bird nesting.

7) **Thimble Farm Cottage Green Lane Prestwood Great Missenden Buckinghamshire HP16 0QA**

Listed building consent for installation of 7 replacement windows to front of property

Ref. No: PL/22/0774/HB **No Objection**

8) **Thimble Farm Cottage Green Lane Prestwood Great Missenden Buckinghamshire HP16 0QA**

Installation of 7 replacement windows to front of property

Ref. No: PL/22/0751/FA **No Objection**

9) **18 Stocklands Way Prestwood Great Missenden Buckinghamshire HP16 0SJ**

Garage conversion, alterations to windows and doors and enlargement of driveway

Ref. No: PL/22/0714/FA **No objection** but GMP asked that Bucks Council consider vision splays and that residual off street parking spaces are sufficient. We would also ask that the hard landscaping complies with rainwater runaway guidelines.

10) **Sakyikrom Nags Head Lane Great Missenden Buckinghamshire HP16 0ER**

Demolition of existing single storey rear extensions, new two storey rear extension, a new external rear stair, metal railing and privacy screen to the existing roof terrace, new windows and doors, 3 side roof lights and rendering of the first floor

Ref. No: PL/22/0721/FA **No Objection**

11) **Grass Walk Wood Lane South Heath Great Missenden Buckinghamshire HP16 0RB**

Amended Description: New double garage and domestic workshop following the demolition of existing garage, new oil tank and air source heating units to side of garage, Solar PV Panels to the rear and side of the new garage roof for generating electricity and Solar Water Heating Panel to existing roof at rear

Ref. No: PL/22/0480/FA **No Objection**

12) **The Old Cottage 82 High Street Prestwood Buckinghamshire HP16 9ES**

Erection of a carport, storage and garden room outbuilding to side of existing property and relocation of existing gatepost Ref. No: PL/22/0645/FA **GMPC objects** to the subject Application on the basis of: i) overdevelopment, ii) infringement on the neighbour's amenity, especially two windows, iii) inappropriate impact on the street scene, iv) inadequate residual amenity space and loss of biodiversity net gain.

13) **Hazeldene Nags Head Lane Great Missenden Buckinghamshire HP16 0ER**

First storey side extension, single storey side/rear extensions; conversion of garage to habitable space; new front porch extension; extended front hardstanding and new vehicle access, new paving and patio to rear and side Ref. No: PL/22/0641/FA **GMPC objects;** inadequate visual splays from the proposed new access from the second access we 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. We support Highways comments and think the second access would be a danger to road users.

14) **Chapel Farm Hyde Lane Hyde End Buckinghamshire HP16 0RF**

Single storey rear extension

Ref. No: PL/22/0506/FA **No Objection**

15) **Cornerways 23 Orchard Lane Prestwood Buckinghamshire HP16 0NN**

Outline planning permission for erection of one detached dwelling and upward extension of existing dwelling (all matters reserved)

Ref. No: PL/22/0434/OA **GMPC objects;** i) overbearing on the neighbours amenity, ii) that there is overdevelopment of the site leaving a lack of amenity eg garden, and, iii) we would ask that the LA closely consider whether the vision splays and off street parking spaces are commensurate to allow safe vehicular ingress and egress in forward gear along with safe manoeuvring within a narrow site.

16) **Thimble Lodge Green Lane Prestwood Buckinghamshire HP16 0QE**

Re-application for the construction of a detached garage (CH/2016/1774/FA Expired)

Ref. No: PL/22/0943/FA **No Objection**

**7. Correspondence:-**

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

**Kimba Farm Stud Moat Lane Prestwood Buckinghamshire HP16 9BT** - Erection of covered manege (retrospective) Reference PL/20/4379/FA - Refused. Appeal: APP/X0415/D/21/3273901 **Refused: 30 March.**

The current structure remains in breach of planning permission as it is not authorised by Planning. Will Bucks Planning issue an Enforcement Notice as the Inspector has identified actual "harm" to the Green Belt and ANOB that is not outweighed by other considerations. It is also likely that the applicant will resubmit a new and revised planning application seeking permission for some form of covered manege. It was agreed to put Kimba Farm on May Planning Agenda.

**8. Matters for information**

None.

The meeting closed 8.58 pm.

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

Tracy Georgiades, Deputy Clerk to the Council

4 April 2022