



**Minutes for the Planning Committee Meeting**  
**Held at 7.30 pm on**  
**Monday 4th July 2022, Memorial Hall, Committee Room**

**Public Forum:** A resident made a verbal representation for item 4 on the Agenda, Green Barn Farm, Heath End Road. It is an import horse breeding business and limited company, operating on 12 acres. GMPC noted that there is no current evidence of bats or bat emergence from the barn and no pond and newts. GMPC does not object but asked the owner to focus on ecology and mitigation. To provide an appropriate hedge and to be guided by the ecology report. Another positive, the business does not require lighting.

**Present during the meeting:** L Cook, Vice Chair  
Cllrs:; M Johnstone, R Pusey, C Bunting, V Marshall, J Brooke, J Gladwin  
Also present: Tracy Georgiades, Deputy Clerk

P2022/20 **Apologies:** S Rhodes, S Humphreys, I Lovegrove (Chair)

P2022/21 **Declarations of Interest:** None.

P2022/22 **Minutes:** It was agreed by all that the Minutes of the meeting held on Monday 6th June 2022 should be signed as a correct record.

P2022/23 **Matters arising**

The Vice Chair welcomed John Gladwin to the Planning Committee.

1. **Station Approach - PL/21/0534/FA** – update from developers proposing 8 further parking spaces in a newly created basement and a swept path analysis for refuse collection on the development (08/06/22). *STILL PENDING.*
2. A reply to **Bucks Council's Enforcement** team was sent on 13th April. This was requesting a written response from Mr Thompson, Director of Planning, Bucks Council. On 13th May response received from Gemma Davies and a response from the planning committee is being prepared. *Response to be agreed.*
- 2b. **6 Rignall Road, Great Missenden**, Ms Davies comments on 13 May that Bucks Council have an opened investigation. The Parish received an enforcement clarification email, and a response has been returned. A further update has been received on 28th June asking for clarification as to whether additional buildings have been erected over what has previously been erected. *The planning committee agreed circulated response to Ms Islam, Enforcement Officer.*
3. **Arki's farm, Rignall road PL/21/3837/FA** – at the May Planning meeting it was agreed to copy the letter sent to the Planning Inspectorate to the Permanent Secretary, Department of Levelling Up, Housing & Communities – this was sent, and no response received to date – 27.06.22. *It was agreed to chase up for the next meeting.*
4. **Idaho Cottage pond – PL/21/2143/FA** Erection of new dwelling and detached garage Land Adjacent to Idaho Cottage 36 Wycombe Road Prestwood HP16. The Parish Council previously agreed to oppose the development of Idaho Cottage and the risk to habitat of the great crested newt population. A councillor reports that the pond is currently surrounded by Newt proof netting presumably to relocate the colony before development. GMPC to find out from Bucks Council a contact and back track records and dates to clear up ambiguity of status and permissions granted. *An update to be circulated for the next meeting.*
5. **PL/22/1223/CONDA** Approval of Condition 15 (Ecological Enhancements) of planning permission PL/19/4163/FA **Chestnut House Broombar Lane Great Missenden** - the condition is breached in every respect and BC Planning Enforcement has been emailed pictures by County Councillor, P Martin. 28.06.22 – response received from Enforcement, Ms Islam. *A response to be composed referencing landscaping and ecology.*

6. **Bucks Council – Wider Call for Sites – open until 11th September.** It was agreed to *contact BC requesting further information* and to review again at the next meeting.
7. **Consultation for Bucks Self-build and Custom Housebuilding Register.** There is no closing date for response. The address is to citizens. *An approach to be agreed at the next meeting.*

P2022/24 **Planning Applications –**

**Consideration of the following applications for Great Missenden Parish, validated and up to date as at midday on Monday, 29<sup>th</sup> June 2022, is as follows:**

1. **Missenden Abbey High Street Great Missenden Buckinghamshire HP16 0BD**

Removal of condition 5 (no sound amplification) of planning permission PL/19/3764/FA (Continued seasonal erection of marquee for five years.)

**Ref. No: PL/22/2246/VRC GMPC does not Object**

2. **Holly Hatch Cottage Nags Head Lane Great Missenden Buckinghamshire HP16 0HD**

Variation of conditions 9 (ecology) and 10 (approved plans) of planning permission PL/19/2902/OA (Outline planning permission for erection of a detached two-storey dwelling with access, parking and amenity space, and the erection of a replacement garage) to allow ecological enhancements to be carried out in accordance with the Biodiversity Enhancement Plan approved under PL/21/4615/CONDA, and to allow minor variation to the access arrangement

**Ref. No: PL/22/1925/VRC GMPC very strongly objects** to Hedge removal first at the development. The Parish objects in line with its biodiversity policy and recommends reinforcement of a condition for the Hedge to be put back (a slight altered position acceptable). The Hedge to be replanted as a mixed species Hedge, providing like for like.

3. **32 Hildreth Road Prestwood Buckinghamshire HP16 0LU**

Vehicular access

**Ref. No: PL/22/1882/FA No Objection**

4. **Green Barn Farm Heath End Road Great Kingshill Buckinghamshire**

Change of use and extension of agricultural building to stables, construction of a manege and creation of a vehicular access

**Ref. No: PL/22/1866/FA No Objection.** GMPC notes the improved access offered but a consequence of the access development is an extensive use of hard standing. The Council urges the owner to take heed of the ecological objections and urges Bucks Council to make an eco-condition for bat boxes, bird boxes and insect hotels.

5. **50 Church Street Great Missenden Buckinghamshire HP16 0AZ**

Listed building consent for demolition of conservatory and erection of single storey rear extension, internal alterations and refurbishment, and insulating and dry lining outbuilding.

**Ref. No: PL/22/1773/HB No Objection**

6. **Sunhill Nags Head Lane Great Missenden Buckinghamshire HP16 0HD**

Demolition of existing detached dwelling including a detached single garage and the erection of a new dwelling including an outbuilding for plant, external works and landscaping

**Ref. No: PL/22/1731/FA No Objection**

7. **Daridy Cottage 67 High Street Prestwood Buckinghamshire HP16 9EJ**

First floor rear extension

**Ref. No: PL/22/1696/FA No Objection.**

8. **Spinney End Marriotts Avenue South Heath Buckinghamshire HP16 9QL**  
Enclosure of existing front porch, front rooflight, change of existing dormers from hip to gable, insertion of window, part cladding of external walls in a mix of white render and timber cladding and change of window frames to dark grey  
**Ref. No: PL/22/1682/FA No Objection.**
9. **Peterley Manor Farm Peterley Lane Prestwood Buckinghamshire HP16 0HH**  
Erection of mixed use farm building (retail (Use Class E), storage (Use Class B8) and function space)  
**Ref. No: PL/22/1687/FA No Objection** but GMPC would like to see eco enhancement. Could the applicant provide an eco-plan for increased biodiversity on the site e.g., bird boxes, bat boxes and hedging provision.
10. **Tyseley Grimms Hill Great Missenden Buckinghamshire HP16 9BG**  
Demolition of existing garage and erection of garage with room in Grimms Hill Great Missenden Buckinghamshire HP16 9BG  
**Ref. No: PL/22/1660/FA GMPC has no objections** to the subject Application, however 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.
11. **Ashleigh Green Lane Prestwood Buckinghamshire HP16 0QA**  
Single storey rear extension and garage conversion  
**Ref. No: PL/22/1601/FA No Objection**
12. **Dryden 35 Kings Lane South Heath Buckinghamshire HP16 0QY**  
Demolition of the existing chalet bungalow and erection of one pair of semi-detached houses  
**Ref. No: PL/22/1797/FA No Objection** but GMPC would like to see a garden size commensurate with garden size in the area and to see added value in a biodiversity net gain, showing bird boxes, hedges, insect hotels and swallow boxes.
13. **Beechcroft 7 Upper Hollis Great Missenden Buckinghamshire HP16 9HP**  
Single storey rear and side extensions and garage conversion  
**Reference: PL/22/1803/FA No Objection**
14. **Restholme 29 The Glebe Prestwood Buckinghamshire HP16 9DN**  
Garage conversion and replacement roof structure in association  
**Ref. No: PL/22/1755/FA GMPC has no objections** to the subject Application, however 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.
15. **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/22/2054/FA No objection**, however developmnet leaves no property rear access or provision for bin storage.

P2022/25 **Correspondence:-**

- a) **Appeals** - correspondence from Buckinghamshire Council regarding appeal cases – status as at 29<sup>th</sup> June 2022:
1. **Holly Hatch Cottage Nags Head Lane GREAT MISSENDEN HP16 0HD Ref. No: PL/21.1477/FA - Refused.** Appeal against Refusal APP/X0415/W/21/3279497. Appeal allowed – with conditions – 11.04.22.  
Noted.

2. **4 Upper Hollis, Great Missenden, Buckinghamshire HP16 9HP Ref: PL/21/3781/FA – Refused.**  
Appeal APP/X0415/D/22/3291948 lodged 22 March 2022. Status – *In progress. Written appeal.*  
Noted. No additional comments at this time.
3. **Great Missenden Garage Rignall Road, Great Missenden, Bucks HP16 9AW Ref: No: PL/21/2075/FA.** Appeal: APP/X0415/W/21/3289172. Status – *in progress. Written appeal – any further written representations to be submitted by May 16th.* Noted. No additional comments at this time.
4. **Land Adjacent to Hampden Farm Barn, Greenlands Lane, Prestwood, Bucks HP16 9QX. Ref.No: PL/21/1676/OA.** Appeal: APP/X0415/W/22/3292251 Status – *in progress. Hearing procedure – no date confirmed yet for hearing.* Update on joint appeal with APP/X0415/W/22/3297304 noted. The Hearing is in Amersham on Tuesday 5 July. Cllr. Bunting will attend and represent GMPC. Her submission has been circulated to the full Paris Council.

- b) All correspondence from Buckinghamshire Council regarding recent outcomes of planning applications, that have been decided up to 30<sup>th</sup> May, were reviewed and accepted.

P2022/26 **Matters for information** None.

P2022/27 **Date of the Next Meeting: Monday 1 August, Great Missenden Memorial Hall, Committee Room.**

Meeting Closed: 8.55 pm