



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

Public Forum: None.

Present during the meeting: Lovegrove (Chair)
Cllrs:, L Cook, M Johnstone, S Rhodes, C Bunting, V Marshall, J Brooke, J Gladwin
Also present: Tracy Georgiades, Deputy Clerk

P2022/38 **Apologies:** R Pusey, S Humphreys

P2022/39 **Declarations of Interest:** None

P2022/40 **Minutes:** it was agreed by all that the Minutes of the meeting held on Monday 4th July 2022 should be signed as a correct record.

P2022/41 **Matters arising**

1. **Station Approach** - PL/21/0534/FA – Highways responded on 13 July to the additional information provided in relation to i) provision of additional 8 spaces and ii) improved provision for servicing and delivery, and are not objecting subject to certain conditions and obligations being included on any planning consent granted. It was agreed to write to object on basis of inadequate parking and Block B is still overbearing after an inadequate reduction.
2. **6 Rignall Road, Great Missenden**, Bucks Council have opened investigation and BC have asked whether the additional buildings have been erected over what has previously been erected? It was agreed to look into the additional building.
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** – On 7 July we received a complaint reference 1925021 saying our complaint was being considered by BC not the Department of Levelling Up. It was agreed to: i) Write and request an answer to our Letter to the Department of Levelling and ii) Approval of 6 (Noise protection scheme), status not accepted (see item 40 decisions) if a not accepted and if the condition not discharged the dogs (and business) should not be there.
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**. On the 13 July the Parish contacted the Environmental Agency, the incident report number: 207783. The Agency does recognise the Great Crested Newt as an endangered species. BC Ecologist has also raised Idaho Cottage pond with the Local Police Wildlife Officer. The developer has been given a cease-and-desist order. If the pond dries out causing harm to newts it would become a criminal police matter.
5. **PL/22/12 23/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 from Enforcement suggests acceptable. See decisions item 34. The discharge of Condition 10 (Tree protection plan including hedges) is not in accordance with permissions and ecological plans The Parish supports Mr Rhodes dissatisfaction with the hedgerow saplings and the loss of scrubland for wildlife.
6. **Perks Lane/Wycombe Road** – on one side there is a house in garden development which would be acceptable but on the other side there is agricultural building conversion into a house and a paddock used as garden. The Committee agreed to raise an BC enforcement case and obtain confirmation number.
7. **Bucks Council – Wider Call for Sites – open until 11th September**. An email has been sent to meet BC policy team in September. A chase-up will be made to BC.

8. **Consultation for Bucks Self-build and Custom Housebuilding Register** (27 June) link to respond: <https://yourvoicebucks.citizenspace.com/planning/sbc-register> A councillor will respond to the self-build consultation.
9. **Land Adj To 79 High Street Prestwood Buckinghamshire HP16 9EJ** (
Erection of a detached dwelling with attached garage and widening of existing vehicular access.
Ref. No: PL/19/4318/FA | Validated: Thu 02 Jan 2020 | Status: Decided
No apparent permission for relocation/removal of the post box and uncertainty as to whether boundary treatments are in accordance with consents and within the applicant's curtilage or on public/highway's land. An Enforcement breach logged on the planning portal on 19 July. Clerk to chase a receipt by BC as no confirmation received. Certainly, no visible action has been taken on BC's part. The post box in the brick pillar has been enclosed and removed from GPC service and the highway encroached.
10. **Re. Agenda Outcomes** - propose changing section to noting applications where BC approved and GMPC objected, or where BC refused consent and GMPC didn't object or put a caveat on an application, so that GMPC monitors BC grounds of objection and our own. The motion was approved by a majority.

P2022/42 **Planning Applications –**

Consideration of the following applications for Great Missenden Parish, validated and up to date as at midday on Monday, 27th July 2022, is as follows:

1. **Land at Cottage Farm Aylesbury Road Great Missenden Buckinghamshire HP16 9LS**
T213469 ash - monolith at 6m (TPO/1952/010).
Ref. No: PL/22/2429/TP **GMPC had no objection**
2. **St Claire Spurlands End Road Great Kingshill Buckinghamshire HP15 6HY**
Demolition of existing garage, two storey front and side extensions, single storey front and rear extensions, new rear dormer and additional 4 rooflights, changes to windows and doors, new finishing materials, new front gates and wall to include vehicular access
Ref. No: PL/22/2430/FA **GMPC Objects** by majority vote. The application is an overdevelopment of the plot and adversely impacts street scene, neighbouring properties and garden amenity space.
3. **Cherry Trees Broombar Lane Great Missenden Buckinghamshire HP16 9JD**
Variation of condition 11 (approved plans) of planning permission PL/21/4661/FA (Demolition of existing bungalow and erection of new dwelling) to allow repositioning of dwelling
Ref. No: PL/22/2352/VRC **GMPC Objects** as the Council cannot see any plans to discharge PL/21/4661/FA Condition 7 – parking requirement.
4. **Whiteacre Cottage 25 Chequers Lane Prestwood Buckinghamshire HP16 9DR**
Demolition of garage and erection of detached triple garage (amendment to planning permission PL/20/1548/FA)
Ref. No: PL/22/2435/FA **GMPC had no objection**
5. **105 High Street Great Missenden Buckinghamshire HP16 0BB**
Single storey rear extension
Ref. No: PL/22/2317/FA **GMPC had no objection**
6. **La Petite Auberge 107 High Street Great Missenden Buckinghamshire HP16 0BB**
Change of use of ground floor from restaurant (use class E(b)) to dwellinghouse (use class C3), new roof to existing single storey rear extension, changes to doors and windows
Ref. No: PL/22/2318/FA **GMPC had no objection**

- 7. Kingshill Baptist Church Windsor Lane Little Kingshill Buckinghamshire**
Approval of conditions 2 (Waste management plan) and 3 (Cycle and buggy storage) of planning permission PL/22/1268/FA - Change of use of church hall to a mixed use as church and community use (Use Class F1), local shop (Use Class F2) and cafe (Use Class E) including consumption on the premises including external area
 Ref. No: PL/22/2449/CONDA **GMPC had no objection**
- 8. Ashburton Copes Road Great Kingshill Buckinghamshire HP15 6JE7**
 Two storey front extension, roof / first floor extensions & construction of 2 front & 3 rear dormer windows Ref. No: PL/22/2193/FA **GMPC had no objection**
- 9. Missenden Abbey High Street Great Missenden Buckinghamshire HP16 0BD**
 Certificate of lawfulness for replacement of roof tiles with new tiles to match the existing plus the addition of insulation to improve sustainability. Access via existing routes, no new hard standing.
 Ref. No: PL/22/2176/SA **GMPC had no objection**
- 10. 25 Lodge Lane Prestwood Buckinghamshire HP16 0SS**
 Single storey rear/side extension and first floor front extension
 Ref. No: PL/22/2106/FA **GMPC Objects**, the application is an overdevelopment of the plot, and it removes amenity space and includes loss of the side garden.
- 11. 1 Longfield Terrace Nags Head Lane Great Missenden Buckinghamshire HP16 0ER**
 Part single / part two storey rear extension and changes to windows and doors.
 Ref. No: PL/22/2105/FA **GMPC had no objection**
- 12. 3 Elmhurst High Street Great Missenden Buckinghamshire HP16 9AA**
 Listed building consent for replacement of 3 French windows
 Ref. No: PL/22/2030/HB **GMPC had no objection**
- 13. St Enodoc Ballinger Road South Heath Buckinghamshire HP16 9QH**
Loft conversion to living space incorporating two rear dormers and additional window, one roof light to the front elevation with raised crown roof on the rear return
 Ref. No: PL/22/2165/FA **GMPC had no objection**
- 14. 29 Wren Road Prestwood Buckinghamshire HP16 0SB**
 Part single, part two storey front, side, and rear extension.
 Ref. No: PL/22/2182/FA **GMPC had no objection**
- 15. Fern Lea Little Hollis Great Missenden Buckinghamshire HP16 9HZ**
 Single storey rear extension
 Ref. No: PL/22/2263/FA **GMPC had no objection**
- 16. Dom 38 Chequers Lane Prestwood Buckinghamshire HP16 9DR**
 Removal of existing roof and construction of additional storey
 Ref. No: PL/22/2271/FA **GMPC Objects** to this resubmission as i) This is still a three storey development ii) The Ecology Checklist shows no ponds within 250m. However, there is a pond within that distance on the land on the other side of the footpath, as shown on Prop plans and elevs REVG 17 Jun 22.
 Previous planning history and objections:
Dom 38 Chequers Lane Prestwood Buckinghamshire HP16 9DR
 Notification under The Town and Country Planning (General Permitted Development) Order 2015, Amendment to Part 1 of Schedule 2 Class AA for additional storey to existing dwelling house (maximum height increase 2.5 metres) Reference: **PL/21/2999/PAHAS**

It has been refused as 1933. The resubmitted plan still adds an upper storey doubling the accommodation and although the footprint has not changed it could be seen as overbearing in nature and dominating the cottage next door but it is a sideways on development to detached houses and gives adequate meter space according to planning law. The Committee asked that the Parish strongly object on highway danger, traffic, parking and safety grounds.

GMPC strongly objects to the subject Application for the following reasons

- (i) The vision splays are inadequate for safe vehicular ingress and egress close to a junction.
- (ii) By reference to the NPPF para. 105 (a) to (e) and 'Buckinghamshire Countywide Parking Guidance' September 2015, the size and context of the dwelling will require x parking spaces and insufficient space exists off street under the proposal.
- (iii) On street parking is not possible without causing danger or considerable and unacceptable inconvenience to other road users.
- (iv) Latest TRICS data suggests the proposal would generate x vehicular movements per day. Given the vulnerable nature of the lane and single carriageway, such an increase would be unacceptable to neighbours and road users and emergency vehicles on safety and amenity grounds.
- (v) The Parish support and endorse every objection raised by resident Mrs Nicki Thomas highlighting traffic management danger and an unworkable Construction Traffic Management Plan; a very dangerous bend and 'accident black spot' because of parking there and a school nearby, Prestwood Infant School, meaning twice a day the area is busy with young children. A large vehicle would block the road completely, also blocking pedestrian access to the footpath adjacent to site making the road unsafe for pedestrians.

17 Holly Hatch Cottage Nags Head Lane Great Missenden Buckinghamshire HP16 0HD

Certificate of lawfulness for existing use to confirm that reserved matters approval PL/20/3211/DE has been implemented by the carrying out of a material operation in accordance with Section 56(4) of the Town and Country Planning Act 1990 Ref. No: PL/22/2270/EU

GMPC Objects and questions whether the ecology report is correct. We believe that trees, nesting birds and badgers in the area would be affected by the development. There should be no development until an accurate ecology report received.

P2022/35 Correspondence:-

- a) **Appeals** - correspondence from Buckinghamshire Council regarding appeal cases – status as at 27th July 2022:
 1. **Land Adjacent to Hampden Farm Barn, Greenlands Lane, Prestwood, Bucks HP16 9QX.** Ref.No: PL/21/1676/OA & PL21/4751/OA. Appeal: APP/X0415/W/22/3292251 Status - in progress and no decision. Following the Hearing on 5th July attended by 3 Councillor (CB, KP, RP) we are now waiting until October for the Appeal Hearing decision.
 2. **Peterley Wood Farm Peterley Lane Prestwood Buckinghamshire HP16 0HH.** Ref.No: **PL/20/3487/FA**
Erection of two replacement two-storey dwellings and one single-storey dwelling and two garages. Moved to Planning Inspectorate Ref: APP/X0415/W/22/3291484 Status – in progress still. Written appeal – any further written representations to be submitted by 19 July 2022
- b) All correspondence from Buckinghamshire Council regarding recent outcomes of planning applications, that have been decided up to 30th July, were reviewed and accepted.

P2022/36 **Matters for information**

- 1. Kimba Farm manege** – following the refusal at appeal a notice was signed off by Gemma Davies on the structure which the planning inspectorate also said should be refused.
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.
- 2. Neighbourhood Plan (NP)** – the Council could invite other Councils to a meeting to investigate a GM Neighbourhood plan. JG would contact Chalfont St Peter. Other Parishes to contact could be Haddenham and Wendover. In the meantime, the NP working party would meet to discuss the benefits of NP.

P2022/37 **Date of the Next Meeting: Monday 5th September, Great Missenden Memorial Hall, Committee Room.**

Meeting Closed: 9.00 pm