

GREAT MISSENDEN PARISH COUNCIL

Minutes of a Meeting of the Planning Committee
held in the Parish Office at 7.30 pm
on Monday 4nd December 2017

Present: Councillor C Baxter (Chair)

Councillors: K Allan, S Humphreys, M Johnstone, L. Cook, I Lovegrove,

Apologies: Councillors: R. Hougham and V. Marshall

Public Forum:

No members of public attended the meeting.

1. Minutes - It was agreed that the minutes of the meeting held on Monday 6 November 2017 should be signed as a correct record.

2. Matters arising –

- i) The Nags Head Public House planning applications CH/2017/0914/FA & CH/2017/0915/HB were refused at the CDC planning committee on 23 November
- ii) The letter reiterating the objections submitted in respect of the Planning Appeal for the stable, land to rear of Chiltern Road Ballinger CH/2017/0402FA had been submitted and receipt acknowledged by the Planning Inspectorate.
- iii) Neighbourhood Plan – a holding response had been sent to CDC indicating the Parish Council were still considering whether to create a Neighbourhood Plan. Councillor Lovegrove had made enquiries of Chalfont St Peter Parish Council but without a response. He had however researched the history of their plan and it was agreed that a paper would be prepared for consideration at the January planning meeting.
- iv) Brownfield Register- the nomination and submission forms had been submitted and receipt acknowledged by CDC

3. Declarations of Interest – None

4. Correspondence:-

- i) The notice from CDC dated 1 November confirming that the Appeal for The Pheasant Inn Village Road Ballinger APP/0415/C /17/3172653 is now to be by evidence on oath and not in writing was noted and as and when a date is confirmed the committee will consider nominating a representative
- ii) The letter of 23 November from CDC reporting the merger of Chiltern DC & South Bucks DC planning teams was noted
- iii) It was noted that Councillor V. Martin had called in the planning application for The Red Lion CH/2017/1943/FA referred to under the list of applications for consideration
- iv) The Report of the Head of Sustainable Development CH/2017/0290/FA on land to the north of Heath End Road Little Kingshill (The Alpaca Farm) after the application had been called in by Councillor Gladwin was noted. Consideration of the application by CDC has been deferred.
- v) The e mail from Wycombe DC advising that the deadline for receiving responses in respect of the Council's local plan had been extended until midnight on 4 December 2017 was noted. Chiltern DCs local plan is still a work in progress

- vi) The Planning Appeal Notice dated 29 November 2017 re Peterley Wood Farm Peterley Lane, Prestwood application reference **CH/2016/1762.OA** appeal reference **APP/X0415/W/17/3183998** was noted and the committee's objections remain as before.
- vii) The letter dated 23 November from the Deputy Clerk to Chiltern DC Planning Department and their response of 27 November along with the Deputy Clerks paper on late notice of planning matters were discussed. The Chair suggested that another option was to continue monitoring of the CDC website weekly and for the Chair then to arrange circulation of relevant matters to the committee. In addition arrangements have been made for the Deputy Clerk to receive a copy of the weekly lists provided to the District Councillors. Concerns over delay in notification to the Council will also be raised with Chiltern D.C It was suggested that on receipt of the list CDC be notified that the Parish would reply within 21 days.
- It was confirmed that this issue had arisen before. Councillor Lovegrove made the point that in several cases including for example "Nightingales" there was real delay in notice being given. Some applications seemed to be validated on the day of receipt and others not for several weeks. The committee were reminded that decisions could be taken before the determination date. The committee asked that their thanks to the Deputy Clerk for the paper be minuted.

5. Planning Applications lodged-various dates

a) Approvals

The Committee considered the applications set out below to which it had **no objection**:-

CH/2017 (All "FA" unless otherwise indicated)

1842 (i)	1853 (ii)	1932 (iii)	1948/HB	1961/TP (iv)	2057/TP	1797	1913/AV	1925
1967	1970	1977/SA (v)	1993	1871/HB (vi)	1870 (vii)	2157/TP (viii)	2163/KA	2170/TP (ix)
2041	2158/TP	2126/PNO (x)	2060	2385(2016) (xi)				

Notes to approvals

- i) This was a similar proposal to one previously approved but now re-sited.
- ii) The committee had concerns over previous non-compliance with the condition as to not playing music in the marquee and wanted it noted that non-compliance with the condition would lead to the withdrawal of support
- iii) The committee wished to raise their concern as to the impact of the proposed rear dormer on the neighbouring property at the rear of the site
- iv) The committee approved the application but subject to confirmation as to ownership of the trees as this appeared to be in dispute
- v) It was noted that this application had not been sent through to Great Missenden PC and had only been found on a list.
- vi & vii) It was noted that these were amended plans, the amendments not being obvious and the committee having previously approved this application had no further comment to make
- viii) It was noted that the on-site tree plan was very thorough. The only request the committee made was to ensure that the cutting back takes place from within the site and not in Birchmore Wood itself.
- ix) The committee approved the application subject to confirmation that the owners of the trees had been properly identified and had given their consent. Also that the reduction

should only be in accordance with the application and amount to 25%

- x) The committee noted that this application related to a Care Home and that the property is located within an Area of Outstanding Natural Beauty
- xi) The committee felt that its hands were tied having objected to the original plans but permission having been granted. The committee wished to raise their concerns as to the possible impact upon neighbouring properties.

b) Objections

CH/1943/FA)

Demolition of 3 four bedroom houses, a disused industrial building (use class B2) and 20 garages, removal of spoil and trees from the rear of the site. Development of 34 residential dwellings comprising 25 houses and 5 flats, with associated landscaping tree replacement, car parking and internal shared surface road. Change of use of the upper storeys of The Old Red Lion (62 High Street) from office to residential to provide 4 flats. Ground floor building line amendment to southern elevation of The Old Red Lion (62 High Street) to remove 700mm at ground floor only to provide improved visibility onto High Street. Amendments to Forge Cottage on Missenden Mews to relocate front door, relocate car parking space and provision of new private amenity space within the site - land at the rear of The Old Red Lion, High Street, Great Missenden, Buckinghamshire, HP16 0AN

The committee whilst welcoming in principle the development of this site and seeing the potential of it benefitting the community had the following concerns and objections:-

- i) The proposed access arrangements are inadequate. They do not provide sufficient feasible access for delivery, utility and emergency vehicles.
- ii) The proposed access arrangements are inadequate. They do not provide sufficient feasible access for construction vehicles during the course of the development.
- iii) There are insufficient car parking facilities within the development to meet the envisaged need.
- iv) The application is misleading in certain details for example as to the current occupation of the site. In reality the garages on site are not used as garages but for storage purposes. This impacts on the information provided as to traffic movements. There are also questions as to the width of the Red Lion access point and as to whether it is 3.25 or 3.5 metres.-
- v) The committee envisage there being approximately 80 traffic movements to and from the site once development is complete each morning and each evening. The impact of this volume of additional traffic through a restricted point of access onto an already congested High Street would have a significant detrimental impact on the High Street community as well as road safety.
- vi) The visibility for those seeking to use the proposed access and vision splay is such that the driver of any normal sized vehicle exiting the site would not be able to have a clear line of vision until it had crossed the entirety of the pavement.
- vii) The combination of the volume of traffic flow- particularly at peak times of day, coupled with the restricted access and the limited vision splay combine to create an unacceptable safety risk for pedestrians and other drivers using the High Street which is of particular concern bearing in mind the proximity of the local schools

5. Matters for information.

Notice of the last 2 planning applications approved CH/2017/2060FA and CH/2017/2385 FA had not been on the agenda. They had been received on the afternoon of 1 December after the agenda had been sent out. However the 21 days in which to respond expires on 28 December 5

days before the next scheduled planning meeting and 11 days before the next scheduled Council meeting hence copies being provided by email on the day of the meeting and at the meeting albeit that this does not give time for Councillors to consider the applications in detail.

7. Date of the Next Meeting – Tuesday 2 January 2018 at 19.30 in the Parish Office.

The meeting closed at 9.10pm