

GREAT MISSENDEN PARISH COUNCIL

Minutes of a Meeting of the Planning Committee
held in the Parish Office at 7.30 pm
on Tuesday 2nd January 2018

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:

There were 3 presentations from the public.

Firstly Christopher Hall attended to talk through amended proposals and the revised plans that he had provided in advance of the meeting. He explained the changes and reasoning for the alterations. A question was asked by the committee about the hedge which may need to be removed and Mr Hall explained that if removal was necessary it would be replaced with a wall. The committee continue to support this application.

Secondly Peter Borg-Neal and Belinda Boyd from Oakman Inns & Restaurants attended to explain the proposed development of The Polecat, Wycombe Road **CH/2017/1870/FA**. Mr Borg-Neal explained his company are negotiating to purchase The Polecat if planning permission is granted and talked through the drawings and plans. The ladies toilets will be relocated to the 1st floor of the new extension. The car park will be moved from one side of the premises to the other so that the garden and children's play area are not separated from the building by the roadway into the carpark. He confirmed that if approved the development should provide an additional 70 covers and potentially allow the employment of between 30 and 40 full time equivalent staff. The application is due to be heard by Chiltern District Council planning committee on Thursday 11 January. The Committee explained that they have supported this application and continue to do so although some observations were made about the provision of additional toilet facilities and children's play equipment in the garden. All Councillors are welcome to attend the Public Presentation of the plans on Friday 5 January between 2 and 7pm at Prestwood Village Hall.

Thirdly Mrs Katherine Orr-Ewing and Mrs Carol Mallet attended in support of the application to fell a larch tree at Elmhurst, High Street Great Missenden **CH/2017/2245/KA**. They explained that the application is due to the size of the tree- 50- 60 feet in height and the impact it and its roots have on the properties in Elmtree Green. The tree is not subject to a TPO but is within a conservation area. It is 10 metres from the rear of the adjoining houses & only 1.5 metres from their boundaries. The impact is on residents at 27, 29, 31 and 33. Unfortunately it was not clear as to whether the owners of Elmhurst consent to the application or whether there is any professional tree report to support the proposed work and the committee encouraged those making the application to secure such evidence.

1. Minutes - It was agreed that the minutes of the meeting held on Monday 4 December 2017 should be signed as a correct record.

2. Matters arising –

- i) It was noted that Chiltern DC had acknowledged receipt of the Council's observations on planning applications in December
- ii) It was noted that the date for the Planning Appeal APP/X0415/W/17/3183998 in respect of

Peterley Wood Farm, Peterley Lane, Prestwood, Bucks has been set for **Thursday, 25th January 2018**, at the Chiltern District Council Offices at 10am. It is not intended that any Councillors attend.

iii) It was noted that a request has been made to the Planning Inspectorate to confirm the date of the Planning Appeal in respect of the Pheasant at Ballinger (APP/0415/C /17/3172653) in case the Committee wish to attend. A response is awaited.

iv) Neighbourhood Plan. The committee expressed their thanks to Councillor Lovegrove and the Deputy Clerk for the papers on this issue. In view of time constraints and the fact that the Head of Planning from Chiltern DC had not yet confirmed his attendance at a future Council Meeting to present on the subject it was decided to adjourn discussion of the papers. Further information is required such as whether funding remains available and when the Local Plan will be available. If the decision is to proceed with a Neighbourhood Plan the committee recognised that it would require a commitment of between 1 and 2 years, expense on the part of the Parish Council and would be dependent on the involvement of other parties to support the process.

3. Declarations of Interest – None

4. Correspondence:-

i) The photographs of the proposed Red Lion site access provided by the Great Missenden Village Association were noted as clearly having indicated the problems with the access.

ii) The amended plans for the Mushroom farm at South Heath had been discussed in the Public Forum.

iii) The Committee noted that the next Chiltern DC planning meeting is to take place on 11 January at 6.30pm and that The Polecat application which had been discussed in the Public Forum was for consideration at that meeting.

iv) The invitation from Oakman Inns to attend their public presentation on Friday 5 January between 2 and 7pm was noted and was now extended to all Councillors.

v) Councillor Johnstone presented on the HS2 application for planning approval of details regarding the land west of Bury Farm Potter Row for works associated with the creation of the Bury Farm habitat ecological mitigation comprising earthworks (2 no. hibernacula) and fencing, providing plans and proposed comments which will also be available for the Council Meeting on 8 January. They include:

a) That the HS2 plans are out of date

b) That assurance should be sought that all works will be carried out in accordance with the Code for Contractors and with no spoil leaving the site

c) It appears that 1 of the ponds proposed is outside the boundary of the site and would see the loss of farm land.

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)

2218/KA (i)	1947 (ii)	2076 (iii)	2089/SA	2115/TP (iv)	2151	2248/KA (v)	2019	2193 (vi)
2201	2202	2204	2220	2212	2224	2250	30252/HS2 (vii)	

Notes to approvals

- i) The committee whilst supporting the application made the observation that a 50% reduction is substantial and perhaps a lesser reduction may be appropriate. It is however difficult to assess when the only details provided are in percentages rather than giving the actual dimensions and the Committee encouraged the District Council to require and then provide such information in future applications relating to tree works
- ii) The committee supports the application but would ask the applicants to consider retention of the hedge which is in keeping with the local environment
- iii) The committee having supported the application also supported the amendment proposed.
- iv) The committee supported the application but made the request that the applicants should ensure that the cutting back takes place from within the properties and not from within Birchmore Wood itself.
- v) The committee whilst approving the work proposed would wish to see it carried out outside the nesting season for birds
- vi) The committee having supported the original application also supported the proposed amendments
- vii) The committee have observations to make but understand these need to be addressed directly to HS2 rather than to Chiltern District Council

b) Objections

i) CH/2017/2073/FA

Detached garage at Mulberry Lodge, 64a Wycombe Road, Prestwood, Buckinghamshire HP16 0PQ. The Committee noted that the determination deadline was 1 January 2018 and had passed but that notice had only been received on 6 December a full month after receipt and validation of the application by Chiltern District Council. In the circumstances the Council wished to make the following observations:-

- a) The development falls within an area that on the face of it is Green Belt land albeit that this may be disputed by the applicant. Until this issue has been resolved any development would be inappropriate
- b) The proposed development is overdevelopment of the property which already has a garage building

ii) CH/2017/2245/KA

Felling of a Larch tree within a conservation area at Elmhurst High Street Great Missenden, Buckinghamshire HP16 9AA.

The Committee whilst not unsympathetic to the residents making this application felt it inappropriate to support it without any apparent evidence of:-

- a) The consent of the owner of the land on which the tree is located.
- b) From a tree specialist with an assessment as to the need for work on the tree and as to its removal or reduction

iii) CH/2017/2189/FA

Conversion of existing integral garage to habitable accommodation at 33 Wychwood Rise, Great Missenden, Buckinghamshire HP16 0HB.

The Committee objected to this proposed development on the grounds that:-

- a) It creates a loss of parking available on the property which would lead to their being inadequate parking for a property of the size of this.

- b) That allowing the conversion of one integral garage in this development would create precedent for other homeowners on the development which would create further parking issues and problems

iv) CH/2017/2121/FA

Demolition of existing house and outbuildings, erection of replacement dwelling and detached carport at Peterley Corner Farm, Wycombe Road, Prestwood, Buckinghamshire, HP16 0HJ.

The committee object to this proposed development on the grounds that:-

- a) It constitutes an inappropriate development within an Area of Outstanding Natural Beauty and Green Belt
- b) The industrial style of the building is out of character and would have an adverse impact on the rural street scene

v) CH/2017/1187/FA

Conversion of agricultural buildings to residential use to create one dwelling with annexed accommodation and garaging at Atkins Farm, Nairdwood Lane, Prestwood, Buckinghamshire, HP16 0QH

The Committee had objected to the original application in respect of this proposed development which was due for determination in August 2017 and saw nothing in the amended plans now received to negate those objections which the Committee stands by

Matters for information.

- i) Last month it was noted that 2 planning applications CH/2017/2060FA and CH/2017/2385 FA had not been on the agenda having been received on the afternoon of 1 December after the agenda had been sent out. However the 21 days in which to respond expired on 28 December 5 days before this planning meeting. As a result of this issue and correspondence with Chiltern District Council as to the timing of receipt of notice of applications the Deputy Clerk had carried out an assessment of timeliness of receipt of the applications for consideration at this meeting. The Committee agreed that the Deputy Clerk should write to Chiltern DC expressing their concern over the delay in receipt of notification from Chiltern DC referring particularly to the 6 out of 22 applications that had taken more than 20 days from receipt and validation to reach the Parish Council
- ii) It was agreed that the inclusion of the application status was no longer relevant unless the status was anything other than registered
- iii) The Committee expressed itself happy with the amendments to the Agenda, Minutes and Notice of Applications for Consideration
- iv) The Committee would like to ascertain from Chiltern DC when the Local plan is now scheduled to come into effect and requested the Deputy Clerk to make the appropriate enquiries

7. Date of the Next Meeting – Monday 5 February 2018 at 19.30 in the Parish Office.

The meeting closed at 9.45pm