

G R E A T M I S S E N D E N P A R I S H C O U N C I L

Minutes of an Extraordinary Meeting of the Planning Committee
held in the Parish Office at 6pm
on Monday 15 January 2018

Present: Councillor C Baxter (Chair)

Councillors: K Allan, L. Cook, R. Hougham, S Humphreys, I Lovegrove,

Apologies: Councillor: M Johnstone

Public Forum:

Although being an Emergency Meeting with limited business to consider there was no Public forum for general enquiry or debate 2 members of the public being interested in the application Roger and Jane Brill attended. They were welcomed by the Deputy Clerk who explained the procedure and the purpose of the committee meeting and that if they wished to say anything they could indicate their intention to him. They were then welcomed by the Chair who introduced the Councillors present at the meeting

1. Minutes – There were no minutes to consider this being an Extraordinary meeting

2. Matters arising – There were no matters arising this being an Extraordinary meeting

3. Declarations of Interest – None

4. Principle Business was that of the notice received from Chiltern DC dated 4 January 2018 confirming a revised layout plan and indicative elevations for the proposed development at Peterley Wood Farm (CH/2016/1762/OA) said to address some of the reasons for refusal of the planning application which is due to be determined at a planning appeal to commence on 25 January at the offices of Chiltern DC. There were 81 documents on the Chiltern District Council website relating to this application which the committee members had considered prior to the meeting.

In addition the Council had received confirmation on 9 January that the Inspector conducting the Appeal hearing is G. Chamberlain

The Council's original objections to the application as lodged with Chiltern District Council were:-

- a) Inappropriate development within an Area of Outstanding Natural Beauty and the Green Belt
- b) The proposed access being inadequate.

The purpose of the meeting was to consider if those objections were met by the amendments to the application.

The Committee noted that the amendments had come very late in the day hence the need for the Emergency Meeting and the short time available to lodge a response.

The committee had determined at a previous meeting that it would not send representatives to the Appeal but rely upon its written objections and saw no reason to change this stance.

The Committee was advised that the aim should be to consider the original objections and that the addition of unrelated new objections would not be appropriate.

The committee discussed the application at length and in particular the proposed new site plans. The Committee were unanimous in agreeing that the Council did not feel that the amendments addressed their concerns and instructed that the Planning Authority should be notified that the Parish objections to the development remained as previously set out.

The development remains a development within the Green Belt and an Area of Outstanding Natural Beauty. The Committee felt it appropriate subject to Full Council Approval to add that permission for this development would set a dangerous precedent that could lead to the erosion of the Green Belt. With regards to the access to the site again the Council were again unanimous that the amendments did not address their concerns and wished to add that they had concerns as to the basis of the determination by Bucks County Council of access requirements and visibility splays which seemed to

be based on traffic survey information suggesting that there were 5 residential units on the site when in fact there is only permission for 3. This would distort the existing traffic movement figures by at least 40% and thus falsely reduce the extent of increased traffic movements from the site if developed as 7 dwellings. Again it was felt that subject to full Parish Council approval this additional comment relating to the access should be passed on to Chiltern District Council

5. The only other matter that the committee addressed was to confirm to the Deputy Clerk that the full Parish Council Meeting on Monday 8 January had approved the submission of Councillor Johnstone's comments on the Havenfield planning application (CH/2017/2126/PND) to Chiltern District Council

6. Matters for information. None

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

The meeting closed at 6.45pm with both the Chair and Deputy Clerk thanking Mr and Mrs Brill for their attendance and checking that they had no questions concerning the meeting.