

GREAT MISSENDEN PARISH COUNCIL

Minutes of a Meeting of the Planning Committee
held in the Parish Office at 7.30 pm
on Tuesday 3 April 2018

Present: Councillor C Baxter (Chair)

Councillors: K Allan, L Cook, R. Hougham, S Humphreys, M Johnstone, I Lovegrove, V. Marshall

Apologies: None

Public Forum:

The Deputy Clerk introduced the Councillors by name to the visitors and introduced the visitors explaining why they were present and explained briefly the process that would be followed and that he would be available to assist any of the visitors with any issues or questions.

i) Jeremy Heppell attended from Punch Taverns to explain the plans for the development within the grounds of the Green Man Public House in Prestwood. He provided copies of the plans, explained the findings of the Planning Inspector in respect of the previous application, talked through the plans and answered questions.

He explained that the design was to look like a single detached house so as not to be out of character with the neighbourhood, that it was a commercial decision and better planning policy to have 2 semi-detached dwellings rather than a single detached dwelling. The fence would be reduced in length and in part replaced by a brick and flint wall that would be less intrusive; the building line would be moved by about a metre in order to afford further protection to the trees. He confirmed that the beer garden at the front of the plot would remain and that there would be no loss of car parking for the pub. He accepted that there would be a loss of the private garden for the Public House which he accepted would have some impact on it. He suggested that if the Parish were concerned as to the Public House it could register it as an Asset of Community Value. He was commended for the Tree Report and there was discussion to the effect that if permission is granted it might be subject to TPOS being made on the trees to protect them in the long term. He also agreed to send through details of the business plan for the Public House.

ii) Ross Pusey was again present as an observer with a potential interest in joining the Council

iii) Lynne and Andrew Dowlen attended along with Jill Stiel to explain their concerns over the development at 9 The Villas, London Road. The Council had read the initial representations submitted by Lynne Dowlen and were provided at the meeting with the letter from Jill Stiel and further plans by Lynne Dowlen. It was noted that the buildings were not within the Conservation Area and not Listed. It was clear that Chiltern District Council had initially said that the windows were installed in breach of a planning condition but that enforcement would not be in the public interest but had subsequently changed their position and indicated that the window design was not a condition of the planning permission. The Council expressed their sympathy for the residents of The Villas and agreed to write to Chiltern District Council expressing their concern that the design was not visually attractive and that the properties could have been within the Conservation Area which would have precluded this change. In addition the Council would express its concern over the apparent error and inconsistency as to enforcement.

In addition the neighbours were encouraged to explore the possibility of seeking to have the properties either listed, included within the Conservation Area or designated an area of Special Local Interest in order to reduce the risk of further similar development.

1. Minutes - It was agreed that the minutes of the meeting held on Monday 5 March 2018 should be signed as a correct record, and they were signed.

2. Matters arising –

- a) The committee noted they still awaited a response from Chiltern DC's Development Manager for Sustainable Development.
- b) It was noted that the outcome of the Appeal in respect of "Rivendell" Marriotts Avenue, South Heath (**CH/2017/1236/FA**) **APP/X0415/D/17/3188120** is still awaited. Councillor Johnstone provided further background information regarding the appellant's representations.
- c) The committee discussed the merits of preparing a Neighbourhood Plan but felt that there was insufficient time at Planning Committee Meetings for a proper discussion and therefore asked that a proposal be put before the next Full Council that a working party of Councillors be set up to hold a separate meeting to evaluate the benefits and risks of having a Neighbourhood Plan along with funding options with a view to then making a formal recommendation to a subsequent full Council Meeting. It was acknowledged that in due course if the decision was to develop a Neighbourhood Plan a working party including representatives from interest groups would be essential.
- d) It was noted that the application in respect of the former Mushroom Farm at South Heath (**CH/2017/1422/OA**) still awaits determination and again Councillor Johnstone was able to provide further information as to the issues under discussion at the District Council.
- e) The committee noted the position with regards to the enforcement action being taken against Bubbles Car wash which is not within the Parish but noted as a matter of local interest
- f) The committee discussed the application in respect of the Green Man Public House and by a majority agreed to support the application noting concerns over parking, the potential impact on the business and the neighbouring property "Roseberry". In expressing their view to Chiltern District Council the committee wished to ask the planning Authority to make Tree Preservation Orders for the long term protection of the trees on site.
- g) The committee noted the position with regards to the appeal relating to the Old Red Lion, High Street, Great Missenden (**CH/2017/0171/FA**) **APP/X0415/W/17/3190919**
- h) The Committee noted that its representations to Chiltern DC with regard to planning applications discussed at its March meeting had been acknowledged

3. Declarations of Interest – Both Councillor Allen and Councillor Baxter indicated a knowledge of the owners of properties for which planning applications were to be considered but did not feel that this would be an issue bearing in mind the nature of the applications and that they had no interest in the properties.

4. Correspondence:-

- i) The committee noted the position with regards to the enforcement action being taken against Bubbles Car wash which is not within the Parish but noted as a matter of local interest
- ii) The committee noted the position with regards to the land at The Black Horse site and Councillor Hougham agreed to make contact with Lighthouse to advise them of the change of ownership in case they wish to negotiate again to utilise the fields for parking.
- iii) The committee noted the position with regards to the proposed submission consultation for the Buckinghamshire Minerals and Waste Local Plan but felt it inappropriate to participate in this at this time.
- iv) The committee noted the new timescales for Chiltern DC in order to support them through the change process and to prioritise work but expressed concern that neighbour notification plans were no longer being provided with planning applications and asked that a letter be written to the Planning Department asking that they be reinstated.
- v) The committee noted the availability of Chiltern DC Planning Committee Minutes and also

that its committee meeting for 5 April had been cancelled due to a low volume of cases.

vi) The Committee had noted the representations from Lynne and Andrew Dowlen and Jill Stiel and agreed a letter should be written to Chiltern DC expressing concerns as detailed above (Item iii Public Forum)

5. Planning Applications lodged-various dates

a) Approvals

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

CH/2018 (All "FA" unless otherwise indicated)

0246	0243	0265 and 0266/HB (i)	0279	0290	0417	0423	0467	0472 (TP)
0478								

Notes to approvals

(i) The Council supported a previous application by the applicants in respect of these premises and will write in a letter of support in similar terms

b) Objections

CH/2018/0260/SA "Balgonie" Cherry Close Prestwood, Buckinghamshire HP16 0QD Certificate of Lawfulness for a proposed single storey rear extension. The Committee have to oppose this application on the grounds that a) there is insufficient information and detail to allow proper consideration including a lack of any plans showing the extent of the development **and** b) that this would amount to development within an Area of Outstanding Natural Beauty

6. Matters for information.

- a) It was noted that there were issues in Honor End Lane in the vicinity of the Sprinters Leisure Centre that the Planning Committee and Council should be aware of.
- b) It was noted that a planning application had been received in respect of 2 Wardes Close but too late to be circulated in time for consideration at the meeting. Details will be sent around to the committee for a view so that if needs be steps can be taken to make representations

7. Date of the Next Meeting –Tuesday 1 May at 19.30 in the Parish Office.

The meeting closed at 9.10pm