

# GREAT MISSENDEN PARISH COUNCIL

Minutes of a Meeting of the Planning Committee  
held in the Parish Office at 7.30 pm  
on 5 March 2018

**Present:** Councillor C Baxter (Chair)

Councillors: K Allan, S Humphreys, M Johnstone, L. Cook, R. Hougham

**Apologies:** Were received from Councillors V. Marshall, and I Lovegrove

## **Public Forum:**

Mr Ross Pusey attended to collect papers relating to HS2 and also to see how the Parish Council committee works. At the end of the meeting he expressed appreciation for having been made to feel welcome and was complimentary as to the constructive manner in which business had been addressed.

1. **Minutes:** - It was agreed that the minutes of the extraordinary meeting held on Monday 15 January 2018 and the minutes of the meeting of Monday 5 February 2018 should be signed as a correct record.
2. **Declarations of Interest:**– Councillor Cook expressed a potential interest but it was agreed that there was none
3. **Matters arising:** –
  - i) The committee noted that a holding response had been received from the Chiltern DC Development Management Manager for Sustainable Development in response to the letter of 13 February.
  - ii) The committee noted that the planning representations made to both Chiltern and Wycombe DC had been acknowledged on 13 February.
  - iii) The committee noted that the outcome of the Planning Inquiry into the Pheasant, Ballinger, (**APP/X0415/C/17/3172653**) had resulted in the quashing of the Enforcement Notice and the granting of planning permission for the premises to be used as a single dwelling and Councillor Johnstone explained the conditions attached.
  - iv) The committee noted that HS2 had responded to the representations made regarding Bury Farm at Potter Row and Councillor Johnstone indicated that a site visit was proposed for 12 March with Vernon Loo from HS2. Councillor Baxter offered to participate in the site inspection.
  - v) The committee noted that the Planning Inspectorate and Chiltern DC had acknowledged the representations made by the Council for the Public Inquiry into the proposed development at “Rivendell” Marriotts Avenue South Heath, Buckinghamshire HP16 9QW (**CH/2017/1236/FA**) **APP/X0415/D/17/3188120** and that the outcome of the Appeal is awaited.
  - vi) The committee noted that the Interim Head of Planning Andrew Ashcroft was not available to attend this meeting but was due to attend the Council meeting on 12 March to discuss Neighbourhood Plans, and that key questions had been prepared for consideration.
- 3.
4. **Correspondence:-**
  - i) The committee noted that the application **CH/2017/1422/OA** in respect of the former Mushroom Farm at South Heath had been considered by Chiltern DC on 22 February and that the outcome is not yet determined. The committee are inclined to allow but deferred for further liaison between their Head of Planning and Head of Legal.
  - ii) The committee noted that Chiltern DC had granted planning permission in respect of 1 Wrights Lane Prestwood **CH/2017/2224/FA** on 22 February 2018.

lii) The committee noted the position outlined by Chiltern DC in respect of the Enforcement Proceedings being taken against Bubbles Car Wash London Road Little Kingshill in the neighbouring Parish.

iv) The committee noted that the planning appeal in respect of the application for development at Peterley Wood Farm (**CH/2016/1762/OA**) **APP/X0415/W/17/3190919** the subject of the Extraordinary Planning Meeting had been dismissed.

v) The committee noted that on 22 February Chiltern DC had advised that with effect from May 2018 their Planning Committee will meet once every 4 weeks rather than every 3 weeks and felt that this would not have any negative impact on the Parish and may in fact improve the opportunity for consultation to take place

vi) The committee noted that Chiltern DC had advised that the applicants in respect of the proposed development at The Old Red Lion, High Street, Great Missenden application **CH/2017/0171/FA** is to be the subject of an Appeal reference:- **APP/X0415/W/17/3190919**. Representations are due to be filed with the Planning Inspectorate by **26 March 2018** and it was agreed that the Council's original representations should be reiterated to the Planning Inspectorate namely that whilst stressing that the development as a whole was one that the Council approved off in principle, the proposed access arrangements are unfit for purpose and not acceptable. ( Deputy Clerk to draft and circulate for approval)

vii) The committee noted that the owners of the Green Man in Prestwood had been in touch indicating that they were to submit a further planning application and asking for confirmation of the Parish's procedure for dealing with planning applications, and that they had been advised of the processes and meetings scheduled.

viii) The committee noted that the Chalfont St Giles Neighbourhood Plan had been produced and is available to be viewed and for comments, and that the revised timetable for the Chiltern & Souths Bucks Local Plan was now an anticipated adoption at the end of 2019.

## 5. Planning Applications lodged-various dates

a) **CH2017/2241/FA & CH/2017/2370/HB** were noted as amendments to the original applications in respect of Crawley Farm, Village Road Ballinger and that the determination deadline had passed with Conditional Permission having been granted on 22 February

### b) Approvals

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

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

0068	0107	0126	0180 (i)	0200 SA				

### **Notes to approvals**

- (i) The Council asked the District to note that the list of notifications appears to contain a notification to a property some distance away from the property subject to the application possibly as a result of a typographical error in the postcode

### **c) Objections**

**CH/2018/0094/FA** "Walnut Retreat" Potter Row, Great Missenden. In principle the Council would be minded to support the application. However the choice of materials provided are considered to be of such a nature as to be out of character and therefore because of the design and appearance the Parish Council object to the application

**CH/2018/0098/FA** 3 Stocklands Way, Prestwood. The Parish Council oppose this application on the basis that the size and scale of the proposed development combined with the existing outbuildings in the garden of the property would lead to a reduction in amenity space. The proposed development is of an overbearing nature because of the layout and density of the buildings proposed.

**CH/2018/0217/FA** “Grey Cottage” Nairdwood Lane, Prestwood. The Parish Council oppose this application on the basis that it would set a precedent by allowing a separate dwelling to be built within the front garden of the property. The impact of an additional dwelling within the front garden of the property would be out of character with the area

#### **6. Matters for information.**

- i) The Committee noted the standard conditions relating to tree works
- ii) The committee expressed concern at the apparent lack of notification or location plans on the Chiltern DC website and asked that this be raised with Chiltern DC as without a notification plan it is not as easy establish the location of the property or those of the properties of contributors.
- lii) There was a general discussion as to the merits of drafting a Neighbourhood Plan which incorporated a discussion as to the proposed questions for Chiltern DC’s head of Planning for the Parish Meeting on 12 March. The questions are to be amended to include the phrase “any subset” and to reflect both Chiltern and South Bucks District Councils. A further question as to what the positive advantages of a Neighbourhood Plan is to be added. After discussion the decision of the committee was to await the Full Council Meeting on 12 March and the presentation from Chiltern DC’s Interim Head of Planning on the issue of Neighbourhood plans before making any decision for consideration by the Full Council. It was suggested that the questions be submitted in advance to Chiltern DC to assist them in preparing responses for the meeting.
- iv)The committee were made aware of the fact that the application for planning permission **CH/2017/2202/FA** relating to 7 Long Row Moat lane Prestwood is to be before the Chiltern DC planning committee on 15 March

**7. Date of the Next Meeting** –Tuesday 3 April 2018 at 19.30 in the Parish Office.

The meeting closed at 9 05.pm