

GREAT MISSENDEN PARISH COUNCIL

Minutes of a Meeting of the Planning Committee
held in the Parish Office at 7.30 pm
on Tuesday 1 May 2018

Present: Councillor C Baxter (Chair)

Councillors: L. Cook, R. Hougham, S. Humphreys, I Lovegrove, V. Marshall

Apologies: Councillor: K Allan, M Johnstone.

Public Forum:

- i) Ross Pusey attended again as a prospective Councillor in order to observe a further planning meeting.
- ii) Roger Dodds, Melanie Brooks-Read and Graham Pearce attended to speak in support of their application for planning permission in respect of the land at the rear of "Rosadel" & "Westway", Spurlands End Road, Great Kingshill **CH/2018/0628/OA**. After introductions Mr Dodds addressed the committee explaining the intention to self-build on the garden sites that had been identified, provided plans for consideration, explained that support was forthcoming from neighbours and then answered questions about the application.

1. Minutes - It was agreed that the minutes of the meeting held on Tuesday 3 April 2018 should be signed as a correct record and they were duly signed by the Committee Chair

2. Matters arising –

- i) The Committee noted that after some delay and an initial incomplete letter the Development Management Manager for Chiltern District Council had responded to the Council's letter of 13 February. The Committee debated the letter and in particular the approach of Chiltern District Council to applications relating to trees but agreed that there was little point in continuing the correspondence.
- ii) The Committee noted that the Appeal in respect of "Rivendell" Marriotts Avenue, South Heath **CH/2017/1236/FA APP/X0415/D/17/3188120** had been unsuccessful, and the reasons for this.
- iii) The Committee noted that the Council's representations with regard to the planning applications considered on 3 April had been sent to Chiltern DC and receipt acknowledged the same day.
- iv) The Committee noted that a letter had been drafted for approval by Full Council on 8 May and subsequent submission to Chiltern District Council in respect of the development at 9 The Villas, London Road, Great Missenden.
- v) The Committee noted that a letter had been drafted for approval by Full Council on 8 May and subsequent submission to Chiltern District Council in support of the application in respect of The Nags Head London Road, Little Kingshill **(CH/2018/0265/FA)**.
- vi) The Committee noted the letter Punch Taverns of 6 April 2018 relating to the proposals for The Green Man, High Street, Prestwood and the assurances of an intention to maintain the premises as a public house.
- vii) Councillor Lovegrove confirmed that he was prepared to lead a working group to consider the issue of whether the development of a Neighbourhood Plan for the Parish was an appropriate course of action to take, and that a meeting would be arranged to take place before the June Council meeting in order that a recommendation can be made at that meeting.
- viii) The Committee noted that a letter had been sent to Chiltern and South Bucks DC enquiring as to why neighbour notification plans are no longer being provided and seeking their reinstatement

3. Declarations of Interest – There were none at this point but later in the meeting Ross Pusey indicated that the planning application regarding 39 Wrights Lane Prestwood **CH/2018/0416/FA** was a property he had an interest in

4. Correspondence:-

- i)** The Committee noted the response from Chiltern DCs Development Management Manager dated 29 March to the letter sent to him of 13 February.
- ii)** The Committee noted the newsletter from Locality as to possible funding in respect of Neighbourhood plans and decided that the working group should look at this when making their proposal as to whether or not the Council should develop a Neighbourhood Plan.
- iii)** The Committee noted the e mail from 1 November from Councillor Marshall regarding BS5837 regarding trees. A copy of the document is held in the office and a copy was provided to the Committee Chair for reference in respect of any future tree applications.
- iv)** The Committee noted the e mail notification dated 9 April from HS2 with the resident's notification regarding Bury Farm habitat site
- v)** The Committee noted that the applications for planning permission and listed building consent in respect of The Nags Head, London Road, Little Kingshill were before the Planning Committee on 26 April and were updated that a decision had been deferred to allow the applicants to provide further evidence of special circumstances that would allow a development within the Green Belt and an Area of Outstanding Natural Beauty
- vi)** The Committee noted the Letter from Chiltern DC advising that an appeal against the refusal of planning permission in respect of 7 Over Hampden, Prestwood, Buckinghamshire HP16 9DZ had been lodged and is to be dealt with by written representation the deadline for which is 8 May 2018. Application number **CH/2017/1893/FA** Appeal reference **APP/X0415/D/18/3196403**. The Committee determined that it was inappropriate to make representations at the appeal as none had been made in initially objecting to the development.
- vii)** The Committee noted for information the notice received from Wycombe DC of the submission of the Wycombe DC Local Plan
- viii)** The Committee noted the extension of the deadline for consultation responses on its Minerals and Waste Plan had been extended to 5pm on Thursday 3 May but felt it had no observations to make
- ix)** The Committee noted the communication from the Chair of The Lee Parish Council regarding the prospective applications for permission for temporary spoil heaps at Hunts Green Farm. Councillor Johnstone had provided some observations namely that this had been discussed for some time but not "agreed" in time to be included in the land safeguarded by the HS2 Bill. Area A is within the Parish. Cottage farm is owned by HS2. Concerns are as to the need for clauses directed at protecting Woodlands from any excessive noise, dust etc. The Committee agreed that in due course these observations should be made to HS2

5. Planning Applications lodged-various dates

The parish Council had some difficulty at Committee considering the applications as the Chiltern DC website was down for maintenance throughout the time of the meeting

a) Approvals

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

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

0422 (i)	0483/SA	0481	0489 (ii)	0491 (iii)	0522	0505	0628/OA (iv)	0595
0604/AGN (v)	0530	0531/HB	0532 (vi)	0606	0416 (vii)			

Notes to approvals

- i) **CH/2018/0422/FA** The Parish Council approve of this application subject to the proviso that the dormer windows should not lead to the overlooking of adjoining properties
- ii) **CH/2018/0489** The Parish Council has some concerns as it seems that these proposed alterations relate to the use of the property as a business for which as yet no planning application has been seen.
- iii) **CH/2018/0491/FA** The Parish Council considered it difficult to reach a decision relating to this application in light of the fact that the CDC website was down during the course of the meeting and therefore access to documents was not available. However it did appear that this was an extension upon an extension not yet built and if such is the case that the extent of the development might be too overbearing for the size of the plot.
- iv) **CH/2018/0628/OA** The Parish Council considered this application to be sympathetic and suitable for an AONB
- v) **CH/2018/0604/AGN** The Parish Council approve of this application as long as the development is simply of a private agricultural access track and not a road
- vi) **CH/2018/0532/FA** The Parish Council has no objections but believe that consideration as to the height of the parapet in terms of the impact on the adjoining property is essential.
- vii) Whilst in principle the Parish Council had no objection to the proposed development there was a concern as to whether the plans showed sufficient parking to meet the required standards for a dwelling of this size

c) Objections

CH/2018/0486/FA Insertion of 4 roof lights in existing outbuilding at 5 Ballinger Row, Blackthorne Lane, Ballinger. The Parish Council oppose this proposed development on the grounds that the design and appearance are out of keeping and out of character with the area; that it is an inappropriate development within the Green Belt and an Area of Outstanding Natural Beauty ;and that in condition 2 of planning permission CH/2017/0982/FA it was stated that the materials to be used in the external construction of the development (An extension to the outbuilding) should match the size, colour and texture of those of the existing building this to ensure that the external appearance of the enlarged building is not detrimental to the character of the locality

CH/2018/0471/FA erection of 2 storey dwelling with 2 meter timber fence to boundary at 2 Wardes Close, Prestwood, Bucks. The Parish Council oppose this application on the following grounds:-

- a) The size of the proposed development would be overbearing
- b) The size of the proposed development provides a layout and density that is out of keeping with the area and in addition provides inadequate amenity space
- c) The parking provision is inadequate and would therefore lead to potential access and highways safety issues through the use of on street parking
- d) The likely additional traffic generation from the proposed development is out of keeping with the immediate area and the infrastructure
- e) The design and appearance is out of character with the locality
- f) The proposed new fence is too high and thus overbearing on neighbouring properties

6. Matters for information. None

7. Date of the Next Meeting – Monday 4 June 2018 at 19.30 in the Parish Office.

The meeting closed at 8.50pm

NB

Because of the issues with access to the Chiltern DC website at the meeting there are a number of applications that were discussed but on which no final decisions could be made due to incomplete information. The Committee agreed to consider these applications which will be listed and circulated by the Deputy Clerk and to feedback comments by midday on Friday 4 May so that an additional paper can be circulated by e mail to Full Council for consideration at the meeting on 8 May

The outcome of that further consultation on cases was:-

The Old House-	all in favour or no comment
Maple Cottage-	no- objections but a belief we should reiterate previous comments about height of parapet and impact otherwise on neighbouring property
Spring Haven - 39 Wrights Lane	Majority vote in favour of the application Majority in support of the application although it did not appear to comply with parking requirements
Hampden View-	no need for a decision as yet and perhaps in need of more detailed consideration as it is not just a shed as described by CDC
CH/2018/0491/FA-	Maybe in need of further consideration in view of the fact that this is an extension on an extension- which was not clear at the meeting due to the lack of the web site
16 Rookwood Way-	May need further consideration in view of the fact that it seems this may become a business although this should require a further planning application

The finalised version of the addendum document circulated is attached to the minutes and was circulated to full council and summarised at the Full Council Meeting on 8 May 2018