

GREAT MISSENDEN PARISH COUNCIL

Minutes of a Meeting of the Planning Committee
held in the Parish Office at 7.30 pm
on 4 June 2018

Present: Councillor C. Baxter (Chair)

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

Apologies: Councillor: K Allan on sabbatical

Public Forum:

Dr Geoff May attended to address the committee as to his objections regarding the planning application CH/2018/0714/FA to build a new house on land adjacent to his address Idaho Cottage 36, Wycombe Road, Prestwood. He had provided a report which had been circulated and read by the committee members. He addressed the committee setting out his views that:-

The development will be overbearing and out of keeping- other plots are at least 1.5 acres this plot would be .5 acre,

There would be a loss of privacy for Idaho farm,

The buildings are described as heritage buildings albeit not listed and perhaps should be- according to Chiltern DC.

There would be a destruction of a wildlife habitat,

The tree report is incomplete and there would be a risk of tree loss partly over time and partly in order to secure an appropriate visibility splay for a new access.

There would be additional traffic

There would be a loss for the public of the view of the building which is the only 1 of its kind in the area.

In answer to questions he explained he may be prepared to seek listing, and that he had been aware of the possibility of a planning application when he purchased the property.

The committee went on to consider the application and determined to oppose it

JG

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

2. Matters arising and correspondence –

i) The committee noted that Chiltern DC had received and acknowledged the comments on planning applications drafted by the Planning Committee as approved at full Council.

ii) The committee noted that the draft letter regarding the planning issue at 9 The Villas London Road Great Missenden as approved by the Planning Committee and subsequently full Council had been sent to Chiltern DC on 9 May and a reply received. The Deputy Clerk was authorised to forward a copy of the reply from Chiltern DC to the residents concerned –this was done on 5 June.

iii) The committee noted that the draft letter regarding the planning application for the Nags Head Public House, London Road, Great Missenden, as approved by the Planning Committee and subsequently by full Council was sent to Chiltern DC on 9 May.

iv) The committee noted the letter dated 10 April from Mike Shires of Chiltern DC with regard to planning application CH/2018/0260/SA relating to a Certificate of Lawfulness and felt that the letter was helpful in setting out criteria which can be taken into account and agreed they should be displayed in the office.

- v) The committee noted the current position relating to Bubbles Car Wash and were updated that the initial enforcement notice breach had been proved. An appeal is likely as on conviction the Proceeds of Crime Act comes into effect. There remain notices outstanding in relation to the land at the rear of the site.
- vi) The committee noted the temporary reduction in telephone hours for Chiltern DC planning as staff training is undertaken and that as part of the restructure a new joint public access system for Chiltern & South Bucks DC had come into effect
- vii) The committee noted the response from Chiltern & South Bucks DC Development Management Manager with regard to applications relating to trees and felt it regrettable that there was still a lack of clarity as to what was and was not acceptable.
- viii) The committee noted the explanation from Chiltern & South Bucks DC with regard to the absence of Neighbour Maps on planning application case files but requested that the Deputy Clerk ask if an exception could be made and a Neighbour Plan be provided in cases where the property had no street number but simply a name. A request was made to Chiltern & South Bucks DC on 5 June.
- ix) It was noted that a lack of volume of cases had seen the Chiltern & South Bucks DC Planning Committee meeting scheduled for 17 May cancelled with applications to be dealt with on 14 June
- x) The committee noted the appeal in respect of Mulberry Lodge, 64A Wycombe Road, Prestwood **APP/X0415/W/17/3191293 applications CH/2017/1660/FA** and deemed it sufficient that its observations on the application were before the Planning Inspector.
- xi) The committee noted the position regarding the encampment at the Deep Mill Filling Station site and that the encampment had been moved on.
- xii) The committee noted that the appeal in respect of 7 Over Hampden, Prestwood, had been allowed.
- xiii) The committee noted that the appeal in respect of The Old Red Lion High Street Great Missenden **CH/2017/1943/FA** is to be by way of public inquiry and any representations are to be submitted by 21 June 2018. The committee determined firstly to write to the Inspectorate reiterating the Councils stance on this application and that in due course subject to being available both Councillor Baxter and Councillor Lovegrove would attend the Inquiry to make oral representations.

3. Declarations of Interest – None save that Councillor Hougham indicated that he knew the developer who was involved in the application CH/2018/0714/FA in respect of a proposed new house on land adjacent to Idaho Cottage 36, Wycombe Road, Prestwood.

4. 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)

0629 (i)	0677	0706	0744	0763	0771	0773 (ii)	0774/HB (ii)	0813

Notes to approvals

- (i) CH/2018/0629/FA whilst the committee support the application they do feel it is important to stress that the mature planting shown on the plan should be a condition of permission being granted and also stress that the hedging should be of native species.
- (ii) CH/2018/0773/FA and 0774/HB. With some reluctance the committee support the application subject to the proviso that any development allows sufficient parking on site to meet the needs both of the business of the public house and the anticipated number of residents of the dwellings

- b) The committee notes that the amended application in respect of 2 Wardes Close Prestwood CH/2018/0471/ FA had been received too late to be considered but that the amendment to the application did not address the objections that it had already expressed in respect of the proposed development and are pleased to see that these have been reflected in Chiltern & South Bucks DC refusal of the application.

c) Objections

CH/2018/0714/FA land adjacent to (north of) Idaho Cottage, 36, Wycombe Road, Prestwood Buckinghamshire HP16 0PJ. The committee oppose this proposed development on the following grounds:-

- i) The loss of an important ecological habitat for a variety of species but in particular the Great Crested Newt and the Grass Snake.
- ii) That the tree report is inadequate with no survey of some substantial trees but simple estimates of measurements. It fails to address what long term protection there would be for these trees the roots of which fall within an area scheduled for excavation. The District Council's Tree Officer indicates that these trees would dominate the building leading to possible future concerns over safety debris and light. In addition in order to meet highways requirements it would appear to be necessary for a substantial mature ash tree to be felled.
- iii) The proposed development would be out of character. The layout and density is out of keeping with adjoining and nearby properties which have average plot sizes of in excess of an acre whereas this development would be on a plot under half that size
- iv) The proposed development would be overbearing due both to the size the proposed new house and the fact that it would be within 7 metres of the adjoining property and would overlook the neighbouring property
- v) Although the adjoining property is not a listed building it appears to have potential to be listed and has been described by the Historic Buildings Officer as "undoubtedly of some special heritage interest". As such the impact of the proposed development on that heritage asset should be considered
- vi) The proposed development would impact on the public visual amenity created by the existing historic building fronted by an open area and large pond. Set within the Chilterns Area of Outstanding Natural Beauty.

CH/2018/0723/FA 1 Rowan Cottage Browns Road, Hyde End Buckinghamshire HP16 0RQ

The committee oppose this application on the simple and sole ground that the development would appear to create a 6 bedroomed dwelling whilst providing only 1 car parking space which it considers to be wholly inadequate for the size of property

5. Matters for information. None

6. Date of the Next Meeting – Monday 2 July 2018 at 19.30 in the Parish Office.

The meeting closed at 9.25pm