

GREAT MISSENDEN PARISH COUNCIL

Minutes of a Meeting of the Planning Committee
held in the Parish Office at 7.30 pm
on Monday 6 August 2018

Present: Councillor C Baxter (Chair)

Councillors: S Humphreys, M Johnstone, V. Marshall and R. Pusey

Apologies: Councillor: K. Allan on sabbatical, L. Cook and I. Lovegrove

1) Public Forum:

There was no-one present for the public forum and no public comments had been received other than as indicated below.

2) Minutes - It was agreed that the minutes of the meeting held on Monday 2 July 2018 should be signed as a correct record, and Councillor Baxter duly signed the minutes.

3) Matters arising –

i) The Committee noted that the letter regarding “Widgeon” Moat Lane Prestwood setting out observations as to the application for an established use certificate had been sent and no reply received as yet. There was a brief discussion as to whether the fact that the previous application had been rejected meant that the continuous period required establishing use was broken. It was also agreed that the Council’s representations to Chiltern DC should include the representations relating to “Widgeon”.

ii) Councillor Baxter reported back as to the process at the Planning inquiry relating to “The Old Red Lion” site in Great Missenden High Street. It was explained that Chiltern DC had withdrawn some of their reasons for refusing planning permission and that the developers had in effect threatened to return the site to commercial use if permission was not granted for the proposed development.

It was confirmed that the site inspection took place on Tuesday 31 July.

As yet no decision has been forthcoming as to the outcome of the Inquiry.

iii) The Committee noted that the representations from July’s meeting had been received by Chiltern DC but in some cases not set out as a contributor’s letter on the Chiltern DC website, a matter that it was agreed should be referred back to Chiltern DC.

iv) The committee noted the Chiltern DC Planning Committee minutes provided as an example for information, and also the minutes of the meeting of 12 July.

v) The Committee noted that Chiltern DC had indicated that they may not be able to respond to enquiries for up to 28 days due to a high workload, but expressed surprise in view of the reduced number of planning applications for consideration by the Parish.

vi) The Committee noted that the next Chiltern DC Planning Committee is due to meet on Thursday 9 August at 6.30pm

vii) The Committee noted the observations received from a Prestwood resident concerning the application for planning permission in respect of Collingshangar farm, Wycombe Road, Prestwood.

viii) The Committee noted the position with regard to the application for development of The Nags Head, London Road, Little Kingshill and that the matter is due before Chiltern DC planning committee on Thursday 9 August, the application having been deferred to allow the applicants to provide evidence in support of making the application a special case.

4) Declarations of Interest – There were none

5) Correspondence:-

- i) Save as set out above under matters arising there was no correspondence to report on. In particular no notice of any HS2 referrals in respect of the development had been received.
- ii) The Committee noted the information received to the effect that Missenden Abbey was being marketed on behalf of Buckinghamshire New University

6) Planning Applications lodged-various dates

a) The committee noted that the applications in respect of “Oakhurst”, Chiltern Road Ballinger (PL/18/2182/FA and 14, Chiltern Manor Park, Great Missenden (PL/18/2339TP) had been withdrawn and therefore did not need to be considered.

b) Approvals

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

PL/18 (All “FA” unless otherwise indicated)

2332/TP (i)	2291	2245 & 2246 HB	2101	2349/VRC	2373
2583	2410	2308	2644	2645/NMA	2553/NMA
2395/CONDA					

Notes to approvals

i) PL/18/2332/TP The committee note that a report from an arboriculturist is required which would assist in determining the necessity of the proposed reduction. The committee also noted that the application set out the extent of the proposed reduction in size rather than percentage which it found most helpful.

c) Objections

i) **PL/18/2074/EU** “Widgeon” Moat Lane, Prestwood, Buckinghamshire HP16 9BT. The Committee oppose the application for existing use in respect of this property on the basis of the representations set out in its letter to Chiltern District Council of 26 July 2018

ii) **PL/18/2197/FA** land to the rear of 14-16 Kings Lane, South Heath, Buckinghamshire HP16 0QY, redevelopment to construct 3 dwellings with associated access, parking and landscaping
The Committee noted that an application had been made (CH/2017/1505/FA) and refused within the last 12 months. At that stage the Parish Council had objected to the application on the grounds of:-

- a) Overdevelopment of the site.
- b) Insufficient access for service and emergency vehicles and
- c) The impact on the neighbours.

The Parish Council cannot see that the new application addresses these issues adequately and considers that:-

- a) The proposed development would be an overdevelopment of the site –the density is too great and would be overbearing.
- b) The proposed development does not appear to make adequate provision for access for service and emergency vehicles – there is inadequate servicing and concerns regarding access and highways safety
- c) The proposed development would have a significant impact on the occupiers of neighbouring properties by way of the design, appearance, layout and density of the development, the increased traffic generation and the overlooking and loss of privacy

iii) **CH/2018/0243/FA** land at Green Man Public House, 2 High Street, Prestwood, Buckinghamshire, HP16 9EB, demolition of existing single garage and erection of a pair of 3 bed semi-detached dwellings, together with associated access, parking, landscaping, bin and cycle storage
The Parish Council consider that the amendments proposed still do not secure the long term future of the trees on the site and note and endorse the observations of the Tree Officer from Chiltern District Council in this regards.

In addition by moving the proposed dwellings back on the plot the Council believe that this will lead to a loss of amenity space for the dwellings. Without dimensions being shown on the site plans it is not possible to ascertain the extent of the rear gardens but the Parish Council question whether under this proposal they would meet current standards.

7. Date of the Next Meeting – Monday 3 September 2018 at 19.30 in the Parish Office.

The meeting closed at 8.40pm