

GREAT MISSENDEN PARISH COUNCIL

Minutes of a Meeting of the Planning Committee
held in the Parish Office at 7.30 pm
on Monday 2nd July 2018

Present: Councillor C Baxter (Chair)

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

Apologies: Councillor: K. Allan on sabbatical.

1) Public Forum:

There was no-one present for the public forum although a member of the public did attend before the meeting with the expectation that the committee would be discussing HS2 and the Link Road. She was advised that although she was very welcome to remain there were no planning matters on the agenda relating to HS2 and the Link Road and that any such matters would be discussed at the full council meeting to take place on Monday 9 July. As a result she left indicating that she may well attend the council meeting to take place on 9 July.

2) Minutes - It was agreed that the minutes of the meeting held on Monday 4 June 2018 should be signed as a correct record, and Councillor Baxter duly signed the minutes.

3) Matters arising –

- i) The committee noted that an amended application in relation to the proposed development adjacent to Idaho Cottage on Wycombe Road in Prestwood had been submitted and was on the list of matters for discussion at the meeting. The committee also noted the further comments from Dr May with regard to the application.
- ii) The committee noted that its representations concerning the planning applications considered at the meeting on 4 June and verified by full council on 11 June had been submitted to Chiltern District Council but also took note of the fact that not all the council's observations appeared to have been uploaded and directed that the Deputy Clerk write to Chiltern District Council expressing the committee's concern as to this.
- iii) The committee noted that their representations on behalf of the residents of The Villas London Road, had been appreciated by the residents.
- iv) The committee noted that Chiltern DC had failed to respond to its request made on 5 June that neighbour plans are provided in respect of applications on properties with no street number.
- v) The committee noted that a date for the appeal in respect of The Old Red Lion had not yet been given and that the Council's representations had been submitted to the Planning Inspectorate and to Chiltern DC.
- vi) The committee noted the expressions of interest from those opposed to the application relating to The George.

4) Declarations of Interest – None save that Councillor Humphreys did not vote in respect of the planning application in relation to "Heath End Cottage" Heath End Road Great Kingshill **PL/18/2028/FA** due to his knowledge of the developers

5) Correspondence:-

- i) The committee noted the e-mails that had been received too late for consideration at the planning committee meeting on 4 June, being dated 3 June, 4 June, 5 June, 12 June and 13 June all opposing the planning application relating to "The George", High Street Great Missenden, along

with that from Councillor Hougham of 9 June forwarding a letter of support for the application. The Committee further noted the acknowledgments that had been sent and that the application had been called in to the Chiltern DC Planning Committee.

ii) The committee noted that the agenda for the Chiltern DC planning meeting of 14 June had been received.

iii) The committee noted Dr May’s further comments relating to the proposed development on land adjacent to Idaho Cottage Wycombe Road, Prestwood (**CH/2018/0714/FA**) made on 20, 26 June and 2 July and considered them in considering the amended application (See below)

iv) The committee noted the 6 week consultation period for a response to Chiltern & South Bucks DC joint housing strategy was due to expire on 6 August. It was agreed that a paper would be put to full council suggesting delegation to the planning committee of the task of responding.

6) Planning Applications lodged-various dates

a) The committee noted that the applications in respect of “Rignalls” Mapridge Green Lane, Great Missenden (**CH/2018/0737/FA and CH/2018/0738/HB**), “Bramleys” Moat Lane, Prestwood (**CH2018/0765/FA**) 12 Tulkers Close, (**CH/20180813/FA**) “Jaycroft” Kiln Road Prestwood (**CH/2018/0847/SA**) and “Grey Cottage” Nairdwood Lane, Prestwood (**CH/2018/0850/FA**) had already been considered and the council’s representations had been submitted to Chiltern DC

b) Approvals

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

CH/2018 (All “FA” unless otherwise indicated)

2018/0879	2018/0918/ (i)	2018/0913/TP (ii)	2018/0907	PL/18/2028 (iii)	2018/0777
2017/0650	PL/18/2422/KA (iv)	PI/18/2092 (v)			

Notes to approvals

i) “The Paddock, Moat lane Prestwood. Whilst the committee in principle do not oppose the application it was difficult to consider this application in the absence of any site plan. The committee were also concerned to ensure that the development if permitted would not lead to the loss of any trees.

ii) “Hallstatt” Spurlands End Road, Great Kingshill. The committee felt that the detail in the application was limited which made consideration difficult but on balance felt that the work suggested was reasonable ongoing maintenance which should be approved with the proviso that the work should not take place until the end of the autumn season in order to minimise the damage to ecological habitats.

iii) “Heath End Cottage”, Heath End Road, Great Kingshill. The committee felt the development should be approved but subject to the proviso that all necessary works should be undertaken to ensure the protection of the ecological habitat for the bats in accordance with the recommendations set out in the surveys undertaken on behalf of the applicants.

iv) “Elmhurst” High Street, Great Missenden. The Committee felt this work should be approved but on the basis that it is limited to the dimensions set out and that the work does not take place until September and the end of the nesting season.

v) “The Rockery” Copes Road, Great Kingshill. The committee noted that this application was due for determination or representations by 18 July and yet had only been received on 27 June and thus was not on the agenda but however considered the application and agreed it should be approved.

b) Objections

i) CH/2018/0787/FA “Rivendell”, Marriotts Avenue, South Heath. Buckinghamshire, HP16 9QW

- a) The committee did not feel that this application was in keeping with the spirit of the appeal decision previously made in respect of this property.
- b) Whilst the committee were pleased to see that the link room to the garage had been removed the garage itself is wider than previously suggested at 6.3.m rather than 5.8 m. In addition it is 205 mm nearer to the road and whilst the roof height has been lowered marginally – by 250mm or so, it remains only 270mm from the boundary with the adjoining property. In the opinion of the committee it therefore remains too close to neighbouring property
- c) The overall design and layout of the proposed development would have an overbearing appearance on neighbouring properties and there would be harm to the living conditions of occupiers of “Brambles” in terms of outlook, light and privacy with significant effects for outlook in particular.
- d) The committee were concerned that the timing of receipt of the notification of the application (on the last possible permitted for neighbour consultation) meant that the consultation period expired before it had chance to meet to consider the application and that an extension of time to make representations had been sought from Chiltern DC and that these representations will be received by Chiltern DC before the determination deadline date of 27 July

ii) PL/18/2004/KA “Abbeyfield House” Link Road, Great Missenden, Buckinghamshire HP16 9AE

The tree in question appears possibly to be a Hornbeam rather than a Beech Tree. In any event it is a substantial tree and should be preserved if at all possible. Felling should be a last resort. The application is based on the suggestion of rat infestation. If this is the case, other preventative measures such as ensuring the area is kept clear of rubbish and removing the ivy covering parts of the tree and then ensuring that it is kept clear of vegetation, fallen leaves and debris may well be sufficient measures to discourage ongoing rat infestation.

iii) CH/2018/0714/FA Land adjacent (to North of) “Idaho Cottage” Wycombe Road, Prestwood, Buckinghamshire HP16 0PJ

The committee do not feel that the amendment to the original plans meets their objections to the proposed development and therefore reiterates those objections.

Matters for information.

- i) The committee were advised that Chiltern DC Planning Committee is due to meet on 12 July and that at the meeting the planning application in respect of land at “The Green Man” High Street, Prestwood, Buckinghamshire, HP16 9EB will be considered with the planning officers recommendation being for approval. In addition there are 2 Prestwood cases listed for mention with regard to proposed enforcement action namely the development of a fence at 68 High Street Prestwood, and the development of a fence at 2 Wardes Close, Prestwood.

7. Date of the Next Meeting – Monday 6 August 2018 at 19.30 in the Parish Office.

The meeting closed at 8.50pm