

GREAT MISSENDEN PARISH COUNCIL

Minutes of a Meeting of the Planning Committee
held in the Parish Office at 7.30 pm
on Monday 1st October 2018

Present: Councillor C Baxter (Chair)
Councillors: S Humphreys, M Johnstone, I Lovegrove, V Marshall and R Pusey

Apologies:- Councillor L Cook

1. Public Forum:-

Two members of public attended the public forum.

2. Declaration of Interests

The following personal interests were declared:-

Cllr Pusey – Broome Farm, Hyde End

Cllr Lovegrove – 4 Trafford Close, Great Missenden

3. Minutes

It was agreed that the minutes of the meeting held on Monday 3rd September should be signed as a correct record and Councillor Baxter duly signed the minutes.

4. Matters Arising

- i) The Green Man, Prestwood - conditional planning permission was noted.
- ii) Widgeon, Moat Lane - communication with Chiltern District Council (CDC) in respect of certificate of established use was noted. The deputy clerk was thanked for his efforts with this.
- iii) The Old Red Lion planning inquiry outcome was noted.
- iv) Individual letters regarding planning applications were sent to CDC last month – this was noted to be an improvement.
- v) Letter sent to Mark Aughterlony at CDC 11th September– noted.

5. Correspondence

- i) Acknowledgement from GMVA regarding the outcome of the Old Red Lion planning appeal – noted.
- ii) CDC email chasing for a response for the application regarding Kingsfield, Kings Lane, Hampden Bottom – noted.
- iii) Email correspondence from CDC regarding Widgeon – the outstanding queries have been passed on to the case officer and the deputy clerk is awaiting a response.
- iv) September planning representations received and acknowledged by CDC.
- v) Planning application outcomes notifications are now being sent automatically to the office by email.
- vi) Notice of a planning application to Wycombe District Council of 103 dwellings at Tralee Farm, Holmer Green. This was noted and Cllr Lovegrove advised that Little Missenden Parish Council had not received this notification – despite the development being in their parish.
- vii) Further planning application outcomes received from CDC – noted

- viii) Email correspondence with Adam Pegley, Senior Planning Officer at CDC regarding Wigeon, Moat Lane. He advised that the normal procedure is that once an application is decided any contributor letters are made private on the website. He also advises that the enforcement team do take action on cases of certificate of existing use or applications to remove other conditions
- ix) Further planning applications outcomes received from CDC – noted.
- x) Correspondence from local resident with objections to PL/18/3029/FA – 36 Church Street – noted.
- xi) Further planning applications outcome received from CDC – noted.
- xii) Correspondence regarding Idaho Cottage CH/2018/0714/FA and letter from local resident asking if GMPC will be attending the CDC planning committee meeting in respect of this. Neighbours of the property will be attending to raise objections. The parish council will not be attending as written representation has already been made.
- xiii) Further planning applications outcomes from CDC – noted.
- xiv) CDC letter advising appeal made on Grey Cottage, Prestwood CH/2018/0850/FA – noted.
- xv) Minutes of September CDC planning committee are available on their website – noted.
- xvi) Agenda for the CDC planning committee meeting on 4th October are available on their website – noted.
- xvii) Further planning outcomes received from CDC – noted.
- xviii) Notification that the appeal was dismissed on Mulberry Lodge, Prestwood CH/2017/1660/FA.
- xix) Further planning outcome received from CDC – noted.

6. Planning Applications

a) Approvals

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

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

3029 (i)	3000	3207/KA	3016/EU	3089/AV	3111/SA	3161	3213	2697 Amended (ii)
3400 (iii)	3401/HB (iii)	3255/SA	3295/CONDA (iv)	3294/CONDA (iv)				

Notes to approvals

- i) **PL/18/3029/FA** - 36 Church Street, Great Missenden. The committee approve this application but make the following comments:-
 - The front dormer window should be the same size and position as the adjoining property, no. 40, as to be in keeping with the surroundings.
 - On the rear plans – the side view glazing should be obscure/frosted glass and the windows be fixed, to respect the privacy of the adjoining property.
- ii) **PL/18/2697/FA** - 20 Elmtree Green Great Missenden. In principle the committee approve the application subject to the planning authority being satisfied that the proposals provide adequate on-site parking to comply with current standards for a property of this size.

- iii) **PL/18/3400/FA & PL/183401/HB** Crawley Farm, Village Road, Ballinger, Bucks HP16 9LQ. The parish council has no objection to this application but would recommend that bat roosts are installed in the barn.

- iv) **PL/18/3295/CONDA & PL/18/3294/CONDA** – The Polecat Public House, 170 Wycombe Road, Prestwood, Bucks HP16 0HJ. The parish council has the following comments regarding these applications:-
 - The tree that is intended to be renovated is a rare pear tree (Hessle Heritage pear) not an apple tree as detailed. It should be left to flourish without interference.
 - One apple tree is intended to be removed. This is a 50 year old tree. The shape of the extension could be altered to allow the apple tree to remain.
 - When considering planting shrubs it is recommended that native trees and shrubs are used to encourage biodiversity.

b) Objections

- i) **PL/18/3179/FA** – 10 Strawberry Close, Prestwood, Bucks HP16 0SG
The parish council object to this application on grounds of inadequate car parking space and a lack of amenity space.

- ii) **PL18/2771/FA** – 15 Chesham Road, Hyde End, Bucks HP16 0RG
The parish council object on the same grounds as previously:-
 - a) There does not appear to be adequate satisfactory car parking provision on-site for the additional development.
 - b) The highways access is restricted and would appear not to be able to allow for vehicles to turn on site and therefore leave facing forward creating a road safety risk.
 - c) The design and appearance is such that the provision of a garage block at the front of a property would be overbearing and out of keeping with its surroundings. The creation of an annexe adjoining or to the side of the existing dwelling would be more in keeping with the area.

7. Date of Next Meeting – Monday 5th November 2018 at 19:30 in the Parish Office.

The meeting closed at 9.10pm