

# GREAT MISSENDEN PARISH COUNCIL

Minutes of a Meeting of the Planning Committee  
held in the Parish Office at 7.30 pm  
on Monday 3 September 2018

**Present:** Councillor C Baxter (Chair)

Councillors: L. Cook, I Lovegrove, V. Marshall and R. Pusey

**Apologies:** Councillors M Johnstone and S. Humphries.

## 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 6 August 2018 should be signed as a correct record, and Councillor Baxter duly signed the minutes.

## 3) Matters arising –

i) The Committee noted the updated schedule of applications that had been considered at the August meeting.

ii) The Committee noted that Chiltern DC had issued a certificate of established use with regard to the property “Widgeon” Moat Lane Prestwood. There was a discussion as to the risk of this creating a precedent for the loss of other dwellings subject to occupancy restrictions. The Committee noted that although Chiltern DC had responded to the letters sent on 3 and 26 July they had failed to address the issues in relation to “Widgeon” and the Deputy Clerk was instructed to draft a further letter for consideration by Council to be sent to Chiltern DC on this subject.

iii) The Committee noted that there was as yet no notification of outcome as to the Appeal in respect of The Old Red Lion site and were advised that there was no immediate time limit for the decision to be made .

iv) The Committee noted the summary of the Chiltern DC planning committee meeting of 9 August. Councillor Pusey indicated that he had attended the meeting and reported back as to an apparent hardening approach to enforcement of planning breaches.

v) The Committee noted the letter from Mark Aughterlony of Chiltern DC as to its performance and expressed the view that a response should be drafted for Council approval. The Deputy Clerk indicated that he had an unscheduled and unplanned meeting with Chiltern DC’s new head of planning who had attended the office for a meeting with District Councillors

vi) The Committee noted that Chiltern DC had acknowledged receipt of the Council’s observations on planning applications considered at its meeting on 6 August. It was reported to the committee that one issue for Chiltern DC in processing those comments was that they were all contained in one document and it was agreed after discussion that the Council would as an alternative send separate letters in respect of each matter considered. It was hoped that these letters would then be shown clearly as contributor’s letters on the relevant planning applications

**4) Declarations of Interest** – There were none save that Councillor Johnstone had provided some helpful comments on applications in his ward. One application related to a property in close proximity to him. It was also noted that one application for consideration related to the property adjoining the Deputy Clerks home address

## 5) Correspondence:-

- i) The Committee noted the intended sale of Missenden Abbey and that in due course a planning application might be received.
- ii) The Committee noted that Chiltern DC was due to consider the deferred application CH/2018/0243/FA in respect of The Green Man Public House, High Street Prestwood, and decided it was not appropriate to attend – the committee also noted the agenda for that meeting
- iii) The Committee noted that Chiltern DC’s public access had been unavailable on 30 August.
- iv) The Committee noted that an appeal had been lodged in respect of Peterley Fourways Cottage, Wycombe Road, Prestwood (CH/2018/0771/FA) under reference APP/X0415/D/18/3206778 and determined that no further representations would be made by the Council.
- v) The Committee noted the letter from the occupants of 68 High Street Prestwood with regard to the enforcement proceedings being taken by Chiltern DC and discussed the matter but concluded that it was a matter for Chiltern DC and the householders and not the Parish Council.
- vi) The Committee wished to record its appreciation for the work of Councillor Allan both on the committee and as a Councillor and wished her well following her retirement from the Council

**6) Planning Applications lodged-various dates**

**a) Approvals**

The Committee considered the applications set out below to which it had no objection and for which separate letters would be drafted:-

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

2663 (i)	2697(ii)	2740	2737	2544/SA	3019/KA
0787 (iii)	2773	CH/2018/0737 (iv)	2872	2789	2953/KA
2911/FA (v)	2969 (vi)				

**Notes to approvals**

- i) “Netherfield” Kiln Lane, Prestwood. In principle the Parish Council approves the application subject to the planning authority being satisfied that the proposals provide adequate on-site parking and amenity space to be compliant with current standards
- ii) 20 Elmtree Green Great Missenden. In principle the Parish Council 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) “Rivendell” Marriotts Avenue, South Heath. The Parish Council note the numerous amendments to this application and consider that taken together these address the reservations and objections previously expressed
- iv) “Rignalls”, Mapridge Green Lane, Great Missenden. The Parish Council repeats the observations that it made in respect of the original application namely that it did not oppose the application but suggested that concerns could be addressed by the imposition of conditions, those concerns being:-
  - a) The roof to the garage is rather high and to prevent it subsequently being turned into accommodation should be restricted to use for storage.
  - b) There are concerns as to the close proximity of trees and whilst it is appreciated that there is already a structure present there is a risk of damage to the root structure. Can a comprehensive tree report including an assessment of the root structures be obtained?
  - c) As a further observation the Parish Council note that a comprehensive report has been prepared concluding that some trees have already been removed and the suggestions therein to protect the

remaining tree. The Council would ask if the planning authority has monitored to check compliance with any conditions imposed particularly with regard to trees on the site, and what if any penalties might be imposed by Chiltern District Council in respect of the trees removed or damaged.

v) 8 High Street, Prestwood. In principle the Parish Council do not oppose the application but would suggest that in order to prevent overlooking and a loss of privacy to neighbouring properties, and windows and doors to the garden room and utility room which is separate from the main dwelling, should face away from the main building and towards the garden

vi) 2, Moat lane Cottages, Moat lane Prestwood. The Parish Council approve this application which they consider has a layout, design and appearance that is in keeping with the local area.

## **b) Objections**

i) PL/18/2880/KA "Peppercorn Cottage" High Street Great Missenden

The Parish Council felt unable to approve this application in light of the fact that there is inadequate information on the application to identify the tree in question and therefore to make an informed decision

ii) PL/18/2771 15, Chesham Road, Hyde End, Buckinghamshire

The Parish Council oppose the development on the basis that:-

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 the 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.

iii) PL/18/2695/FA "Chapel Farm" Hyde Lane, Hyde End, Buckinghamshire.

The Parish Council Oppose this application for the following reasons:-

a) This would be development and the creation of a new dwelling within the Green Belt and there is no evidence as to this being a special case for such development

b) This would be development and the creation of a new dwelling within an Area of Outstanding Natural Beauty and there is no evidence as to this being a special case for such development

c) There are concerns as to the ecological impact of the proposed development and the potential loss of ecological habitat for bats

d) There is concern as to the potential development leading to the loss of a number of trees.

**7. Date of the Next Meeting – Monday 1 October 2018 at 19.30 in the Parish Office.**

The meeting closed at 9.05pm