

G R E A T M I S S E N D E N P A R I S H C O U N C I L

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

Present: Councillor C Baxter (Chair)

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

Apologies: Councillors M. Johnstone and V. Marshall both of whom had submitted written observations.

1) Public Forum:

There was no-one present for the public forum and no public comments had been received.

2) Declarations of Interest

There were none.

3) Minutes - It was agreed that the minutes of the meeting held on Monday 5 November should be signed as a correct record, and Councillor Baxter duly signed a copy of the minutes.

4) Matters arising –

- i) The committee noted that its representations in accordance with the decisions of the meeting of 5 November as ratified by full Council on 12 November had been submitted as individual letters to Chiltern DC Planning department
- ii) The committee noted the updated list showing the outcomes of the planning applications considered at the meeting of 5 November and in particular expressed concern regarding the outcomes of the applications relating to 4, Wheelers Yard PL/18/3314/FA, 9 Blacksmiths Lane PL/18/3675/SA and PL/18/3723/KA in all of which cases representations against the proposed developments had been submitted.

5) Correspondence:-

- i) The committee noted the consultation invitation from Chiltern DC in respect of the Community Infrastructure Levy (CIL) and Preliminary Draft Charging Schedule (PDCS). It was confirmed that the Parish Council should receive 15% of the levy on developments within the Parish which rises to 25% if the Parish has a Neighbourhood Plan in place. The deadline for any response is 14 December. The committee did not feel that it had any strong representations to make to Chiltern DC as to the proposed basis of their charges or alternative options.
- ii) The committee noted the consultation invitation from Bucks CC as required by statute to update the local requirements for validation for planning and related applications, which expired on 3 December and had been discussed at full Council on 12 November. All committee members have a copy of the proposed validation requirements.
- iii) The committee noted that the planning appeal in respect of “Grey Cottage” Nairdwood Lane, Prestwood **APP/X0415/D/18/3209591** reference **CH/2018/0850/FA** had been allowed.
- iv) The committee noted the publication of the agenda for the Planning Committee meeting on Thursday 22 November
- v) The committee noted that on 13 November Chiltern DC planning department had acknowledged receipt of the representations submitted to them in respect of the planning applications considered at the planning committee meeting on 5 November.
- vi) The committee noted the saved search tracked applications outcomes received from Chiltern DC on 3, 8, 10, 13, 15, 16, 17, 20, 23, 24, and 28 November. It was noted that now in addition to planning matters licencing outcomes for the Parish were also included. Councillor Pusey indicated that he had not been able to find these applications on the Chiltern DC system. The Deputy Clerk agreed to make enquiries of Chiltern DC as to how these applications could be found on their website. Councillor Baxter commented on the refusal of applications in respect of the land adjacent to Idaho Cottage, Wycombe Road, Prestwood and 58 Fairacres Prestwood both of which are positive outcomes bearing the Parish Council’s representations as to the proposed developments.

vii) The committee noted the copy e-mail of 28 November from Paul Tompson to the Head of Planning at Chiltern DC along with observations regarding the conditions to be imposed in respect of the development on the land at the rear of The Old Red Lion, High Street, Great Missenden, which had been acknowledged by the Deputy Clerk. There was a general discussion about the unsatisfactory nature of the conduct of the planning appeal by both Chiltern DC and Bucks CC. However the committee felt that the question of applying the Planning Inspector's decision and setting appropriate conditions was a matter for Chiltern DC and not something for the Parish Council. An observation was made that the developers are apparently meeting with some local people to discuss their plans. No invitation for any meeting has been received by the Parish Council

6) Planning Applications lodged-various dates

a) Approvals with any relevant notes

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

- 1) Arcady", Honor End Lane, Prestwood, Buckinghamshire, HP16 9HQ **PL/18/3936/FA**
Single storey part rear infill extension, alterations to roof to allow for additional first floor accommodation
- 2) 9, Sixty Acres Road, Prestwood, Buckinghamshire, HP16 0PD **PL/18/3963/FA**
Single storey side extension
- 3) " The Hawthorns" 49 Wycombe Road, Prestwood, Buckinghamshire, HP16 0PF **PL/18/3993/FA**
Rear dormer window in connection with Loft conversion
- 4) "36 Church Street, Great Missenden, Buckinghamshire, HP16 0AZ **PL/18/3029/FA**
Demolish existing rear extension, erection of 3 storey rear extension and dormer to front roof slope
(amended application)
Having not opposed the original application but made observations the Parish Council felt it inappropriate to do anything other than approve the application in it amended form.
- 5) 1-2 Well Cottage, Village Road, Ballinger, Buckinghamshire, HP16 9LE **PL/18/4070/FA**
Erection of detached outbuilding
- 6) "Malmsmead", Chiltern Road, Ballinger, Buckinghamshire, HP16 9LJ **PL/18/4110/FA**
Single storey rear extension
- 7) Land to the rear of Rignall Farm Cottages, Rignall Road, Great Missenden, Buckinghamshire
PL/18/4337/AGN
Notification of agricultural or forestry development under Schedule 2. Part 6 of the Town and Country Planning (General Permitted Development) (England) Order 2015 for: Construction of a lambing shelter
- 8) "Westway" Spurlands End Road, Great Kingshill, Buckinghamshire, HP15 6HX **PL/18/4161/TP**
Removal of an ash tree and cutting back of 3 oak trees overhanging Westway and Rosadel, Spurlands End Road all protected by Tree Preservation Orders
The committee and council feel that although they generally agree with plans for retention and removal, they are particularly concerned about trees in Birchmore Wood and see no reason to touch these trees. There is concern about the loss of habitat involved in the removal of the hawthorn hedge which is native and of great value for bird and insect life. The ash may be lost to Ash Dieback in the near future and may then have to be removed but a tree of its size should be replaced by two or three native younger trees such as Oak Beech Hornbeam etc. It is pleasing to see that generally replacement planting will take place but this should be required to be more detailed and specific so as to be sure that replacements are native species and of sufficient quantity.
- 10) "Ellesmere" Green Lane, Prestwood, Buckinghamshire, HP16 0QA **PL/18/4173/FA**
Erection of garden building

11) "Spring Tops", Village Road, Ballinger, Buckinghamshire, HP16 9LF **PL/18/4177/FA**
Single storey rear and side extension, including internal alterations. Demolition of conservatory

12) Land at "The Green Man" Public House 2 High Street, Prestwood, Buckinghamshire, HP16 9EB **PL/18/4160/CONDA**

Application for approval of details reserved by condition 1, 2 & 3 on planning permission CH/2018/0243/FA -
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

13) "Steps", 5 London Road, Little Kingshill, Buckinghamshire HP16 0DE **PL/18/4225/SA**
Certificate of lawfulness for proposed: Single storey rear/side extension.

14) "Crawley Farm", Village Road, Ballinger, Buckinghamshire HP16 9LQ **PL/18/4379/FA**
Erection of single storey garden room
(Not on original agenda)

15) "Well Cottage" Missenden Road, Great Kingshill, Buckinghamshire **18/08050/FUL**
Change of use of existing detached annexe from residential to holiday let accommodation (retrospective)
From Wycombe District Council
(Not on original agenda)

b) Objections

i) "Waldingfield", Martinsend Lane, Great Missenden, Buckinghamshire, HP16 9HS **PL/18/3920/TP**
Felling of an oak protected by a Tree Preservation Order

The committee and Council object to this application on the basis that it is the loss of a viable tree with associated ecological habitat the tree being protected by way of a Tree Preservation Order. The reason for the application appears, from the applicants own tree surgeons report, to be to protect a driveway which was constructed in such a way that the tree impacts upon it. This should have been taken into account in the construction of the driveway. An alternative more environmental and less drastic option for the applicant is to ensure a sufficient water supply to the tree in order to reduce its impact upon the driveway.

7. Date of the Next Meeting – Monday 7 January 2019 at 19.30 in the Parish Office.

The meeting closed at 20.50.