

GREAT MISSENDEN PARISH COUNCIL

Minutes of a Meeting of the Planning Committee
held in the Parish Office at 7.30 pm
on Monday 5 November 2018

Present: Councillor C Baxter (Chair)

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

Apologies: Councillor 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) Declarations of Interest

a) Councillor Pusey declared an interest in respect of the application listed as no 11 relating to "Middle Grove Farm" Chesham Road, Hyde End, Bucks HP16 ORD reference **PL/18/3526/EU** a property in which he and his family have interests in. It was agreed that he would address the meeting regarding the application and then leave the room and not participate in the discussion or voting process.

b) Councillor Johnstone indicated an interest in respect of the applications numbered 5 and 18 relating to the property "Stepping Stones", Ballinger Road, South Heath, Buckinghamshire HPO16 9QH reference number **PL/18/3410/OA** and with amended plans on the basis of his discussions with local residents as to the applications. It was agreed that there was no conflict of role or interest and that he could participate in both the consideration and vote in respect of the application.

3) Minutes - It was agreed that the minutes of the meeting held on Monday 1 October 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 On 9 October in accordance with the decisions made by the Planning Committee on 1 October as ratified by full Council on 8 October letters had been written to Chiltern DC planning department setting out the representations of GMPC on each application considered, and that receipt had been acknowledged on 9 October.

ii) The committee noted the updated list showing the outcomes of planning applications considered at the meeting of 1 October along with the updates as to outstanding planning applications received from Chiltern District Council

5) Correspondence:-

i) - iv) The committee noted that advice had been received from Chiltern District Council as to the outcome of planning applications previously considered by way of emails dated 29 September 2018, and 2nd, 3rd, 6th, October

v) The committee noted that its representations on the planning applications submitted on 8 October had been acknowledged by Chiltern DC on 9 October.

vi) The committee noted that advice had been received from Chiltern District Council as to the outcome of planning applications previously considered by way of email dated 11 October.

vii) The committee noted the procedure for speaking at Chiltern DC planning meetings and agreed that the paper should be retained for future reference

- viii) The committee noted the outcome of the planning appeal in respect of “Peterley Fourways Cottage” , Wycombe Road, Prestwood, Buckinghamshire HP16 0HJ – a split decision partially upholding the appeal and partially rejecting it.
- ix) – x) The committee noted that advice had been received from Chiltern District Council as to the outcome of planning applications previously considered by way of emails dated 12th,17th October.
- xi) & xvi) The committee noted that planning application PL/18/3179/FA relating to 10 Strawberry Close, Prestwood would be considered at the planning meeting on 1 November and further noted the planning officer’s report and the highlighted passages addressing issues relating to conversion of garage space, and amenity space requirements. The Committee was advised that the application had been granted by Chiltern District Council’s planning committee.
- xii) The committee noted Chiltern District Council’s planning agenda for the meeting on 1st November had been published.
- xiii)– xv) The committee noted that advice had been received from Chiltern District Council as to the outcome of planning applications previously considered by way of emails dated , 23rd,25th, and 26th October.
- xvii) The committee noted the link to the minutes for Chiltern District Council’s meeting held on 4th October 2018.
- xviii) The committee noted that Chiltern District Council had had at its meeting on 1 November and the planning officer’s report in respect of the application **CH/2018/0714** report relating to land adjacent to Idaho Cottage recommended approval and contained a location plan. A further update was given that the committee rejected the report and refused the application.
- xix) The committee noted that On 6 October the Campaign for Rural England had sent through a campaign update referring to the loss of Green Belt land.
- xx) The committee noted after discussion that on 9 October a request for information about the provision of affordable housing had been received on the web site and that a response had been drafted and considered by the committee chair and sent to the resident concerned.

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)

2859	3189	3391	3410/OA (i)	3440	3509 (ii)
3512 (iii)	3520	3531 (iv)	3526/EU (v)	3525 (vi)	3578
3585 (vii)	3707 (viii)	3693 (ix)	3847/VRC	3798/FA	3876
3557/SA	3743/CONDA	4003/CONDA			

Notes to approvals

i) **PL/18/3410/OA** “Stepping Stones” Ballinger Road, South Heath, Buckinghamshire, HP 16 9QH
The committee note that this application has been called in by the Chiltern District Council planning committee.

Whilst in principle the committee support a development on this site they made the following observations.

- The committee object to this site being considered to meet the criteria for a Brownfield site.
- It is development within the Green Belt and an Area of Outstanding Natural Beauty and as such if reasons are found to justify such development it should be sympathetic to its surroundings.
- The plans suggest the loss of at least 27 substantial trees with no plans to replace them.

- d) The density of the proposed development and the potential size and scale of the properties appears to be too high and out of keeping with neighbouring properties and the street scene
- e) The proposed development will create a not insignificant additional traffic flow on rural roads that needs to be considered carefully by the county transport officers

ii) **PL/18/3509/FA** 24 Wychwood Rise Great Missenden, Buckinghamshire HP16 0HB

The committee has no objection to this proposed development as long as the planning authority are satisfied that the development will not lead to a reduction in parking spaces at the property that would take it below the number required to meet parking standards and that the development does not overlook the neighbouring properties .

iii) **PL/18/3512/FA** 26 St Margaret's Grove, Great Kingshill, Buckinghamshire, HP16 6HP.

The committee has no objection to this proposed development subject to the planning officers being satisfied that it meets the current parking standards for the size of property that will be created by the development

iv) **PL/18/3531/FA** " Beech House" Little Hollis, Great Missenden Buckinghamshire, HP16 9HZ

The Committee has no objection to the proposed amendment to the planning application.

v) **PL/18/3526/EU** "Middle Grove Farm" Chesham Road, Hyde End, Buckinghamshire, HP16 ORD

As this is an application for a certificate of existing use it is a matter for the planning officers to be satisfied as to the nature and weight of the evidence produced by the applicant in support of the application and the Parish Council cannot comment. However they do ask the planning officers to consider whether there is evidence of the sale of automobiles as opposed to automotive equipment which appear to be 2 different things.

vi) **PL/18/3525/FA** "Teazles", Aylesbury Road, Great Missenden, Buckinghamshire HP16 9AU

the committee found it difficult to consider this application without any site plan having been provided. In principle the committee does not oppose the application subject to the planning officers being satisfied that it meets the current parking standards for the size of property that will be created by the development

vii) **PL/18/3585/FA** "Rosdene" 33 Lappetts Lane, South Heath, Buckinghamshire, HP16 0LE

In principle the committee does not oppose the application. However it is noted that there is no site plan available for inspection so it is unable to be satisfied as to the planning and placing of the property to be built if approved. In addition there are concerns as to the height of the roof and the impact that this may have on the neighbouring properties.

viii) **PL/18/3707/FA** 58, Fairacres, Prestwood Buckinghamshire HP16 0LE.

In principle the planning committee does not oppose this application subject to the planning authority being satisfied that the current standards for the provision of onsite parking and for amenity land are met within the proposed development.

ix) **PL/18/3693/FA** "Westhope" Potter Row, Buckinghamshire, HP16 9LU

the committee has no objection to this proposed development but draw to the planning authority's attention the fact that the plan submitted appears to be inaccurate.

b) Objections

i) **PL/18/3314/FA** 4 Wheelers Yard, 87, High Street, Great Missenden, Buckinghamshire, HP16 0AL

The committee oppose the application to change the use of these premises from retail to residential on the grounds that: - a) it would be the loss of a retail unit, and that there is a need to retain retail and commercial units in order to preserve and sustain the High Street as a vital part of the village community and b) it would create a precedent for further such development of retail units into residential

ii) PL/18/3723/KA 1 Abbeyfield House, Link Road, Great Missenden, Buckinghamshire, HP16 9AE
The committee express surprise that this application passed the validation process. The application appears to be unsigned. In addition there is no report from a tree surgeon or other suitably qualified person to show that the tree described as dead- Ash (T2) is dead, and this is a legal requirement for such an application which should not be considered let alone granted without such evidence.

iii) PL/18/3551/FA Land on the North Side of Frith Hill, South Heath, Buckinghamshire,
the committee oppose this application on the following grounds:-
a) the property is situated in the Green Belt and any development should only be permitted in exceptional circumstances.
b) the property is located within an Area of Outstanding Natural Beauty and any development should only be permitted in exceptional circumstances.
c) The existing building is no more than a shed and the plan appears to be to replace what at best might be a low grade agricultural building with a residential property

iv) PL/18/3675/SA 9 Blacksmiths Lane, Prestwood Buckinghamshire HP16 ONW
The committee oppose this application which would create a new access for vehicles onto a new road on the basis that:-
a) It would be a material change in the street scene and design and appearance of the road
b) it would create a precedent for other properties in the road
c) that it would create additional traffic flow on a road used by school children traveling to and from a school in close proximity and would create additional and unnecessary highway safety risks

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

The meeting closed at 21.35.