

# GREAT MISSENDEN PARISH COUNCIL

Minutes of a Meeting of the Planning Committee  
held in the Parish Office at 7.30 pm  
on Monday 7 January 2019

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

Councillors: L. Cook, A. Hewett, S Humphries, M Johnstone, V. Marshall and R. Pusey

**Apologies:** Councillor I Lovegrove.

## **1) Public Forum:**

Councillor A. Brazil attended. 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 3 December should be signed as a correct record, and Councillor Baxter duly signed the minutes.

## **4) Matters arising –**

- i) The committee noted that its representations in accordance with the decisions of the meeting of 3 December as ratified by full Council on 10 December had been submitted as individual letters to Chiltern DC Planning department.
- ii) The committee noted that its representations in accordance with the decision of the meeting of 3 December as ratified by full Council on 10 December in respect of “Well Cottage” Missenden Road, Great Kingshill had been submitted to Wycombe District Council.
- iii) The committee noted and considered the list of updated planning applications that had been discussed at the November planning committee meeting.
- iv) The committee noted the emails that had been received from the owners of “Waldingfield” and “Appletrees”, Martinsend Lane, and noted and then thanked the Deputy Clerk for his detailed response on behalf of the council following consultation with the committee. The deputy clerk updated the committee as to the fact that the owner of “Waldingfield” plans to undertake the tree pruning for which permission has already been given, and plans an extension to his property. He has been advised of the frequency of planning meetings and the opportunity to attend to support his application in due course.

## **5) Correspondence:-**

- i) The committee noted the request of 3 December 2018 from Chiltern DC for information regarding potential development sites for inclusion in the new Local Plan and that any response is required by 14 January 2019. After discussion no sites other than those already known to Chiltern DC were identified at this stage.
- ii) The committee noted the notices of determination of planning applications received from Chiltern DC on 4, 5, 6, 8, 12, 18, 19, 20, 21, 22, 25, 28 and 29 December 2018 along with the outcomes noted thereon and discussed the brick yard on land adjacent to Jewsons on Chesham Road, Hyde End.
- iii) The committee noted that future meetings of Chiltern DC planning committee will start at 6pm rather than 6.30pm.
- iv) The committee noted the planning appeal APP/X0415/W/18/3217021 in respect of 2 Wardes Close, Prestwood, CH/2018/0471/FA and decided that the representations made to Chiltern DC which they would forward to the planning inspectorate were sufficient to reflect their position.
- v) The committee noted that the application in respect of “Stepping Stones”, Ballinger Road, South Heath, Buckinghamshire, HP16 9QH, **PL/18/3410/OA** had been considered by Chiltern DC at its meeting on 20 December when a decision was deferred. It was noted that no decision has yet been forthcoming. Councillor Pusey was thanked for attending the planning meeting and making oral representations on behalf of the Parish Council.
- vi) The committee noted the consultation period in respect of the proposed new Minerals and Waste local plan from Bucks County Council had started on 10 December 2018 and runs until 4 February. After some discussion it was determined that the committee had no representations to make in respect of the plan at this point.
- vii) The committee noted that the minutes of the Chiltern DC planning committee meeting of 22 November 2018 had been published.

- viii) The committee noted that the agenda for the Chiltern DC planning committee meeting on 20 December 2018 had been published.
- ix) The committee noted that on 13 December 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 3 December.
- x) The committee noted that on 13 December 2018 Chiltern DC acknowledged receipt of notification that councillors would attend the District Council's planning meeting on 20 December to make representations in respect of the planning application relating to "Stepping Stones" South Heath.
- xi) The committee noted that on 14 December 2018 Wycombe DC had acknowledged receipt of the representations made in respect of the planning application relating to "Well Cottage", Great Kingshill considered at the December meeting.
- xii) The committee noted that on 14 December 2018 Chiltern DC had provided a notice of hearing of an appeal (**APP/X0415/A/14/22159210**) of the refusal of the application for full planning permission, reference CH/2013/1270/FA in respect of Clemmit Farm, Wycombe Road, Prestwood, Buckinghamshire HP16 0HJ. The appeal is to be held at Chiltern DC offices on 26 February 2018 and is listed for 2 days. The committee were concerned that the observations that it had previously made with regard to the proposed development did not appear to be on the Chiltern DC website and requested that the deputy clerk make contact with Chiltern DC planning department to ensure that those representations are available to the planning inspector hearing the appeal.
- xiii) The committee noted that the Chalfont St Giles Neighbourhood Plan has been re-published following environmental assessment in advance of examination, for consultation until 8 February 2019. Councillor Johnstone also reported that the Wendover Neighbourhood Plan is due for consultation with a public session at the library on 26 January 2019.

## 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 and submitted to Chiltern DC :-

1 and 2) "The George Inn Public House" 94 High Street, Great Missenden, Buckinghamshire HP16 0BG  
**CH/2018/0773/FA (amended)** and **CH/2018/0774/HB (amended)**

Alterations and change of use of public house with overnight accommodation (mixed A4/C1 use) to use as Public House (A4) with ancillary accommodation above and separate dwelling (Class C3). Alterations and change of use of the barn to 2 dwellings (Class C3) including minor elements of demolition and erection of part single part 2 storey rear extension. Provision of car parking, communal garden and alterations to existing access and hard and soft landscaping

After discussion and observations from Councillor Brazil who suggested that the premises were viable and better suited as a coaching inn which would benefit the traders in the village, the committee decided that having with some reluctance supported the original application they continue to do so. They are pleased to see that unit 4 has been removed from the plans and instead is to be utilised as amenity space and parking which it feels is a positive improvement on the original plans.

3) "The Dove House" Broomfield Hill, Great Missenden, Buckinghamshire, HP16 9RD  
 Part single, part 2 storey rear extension, single storey side extension and front porch  
**PL/18/4159/FA**

In principle the committee and Parish Council has no objection to this proposed extension but does note and share the concerns of the neighbouring resident as to the potential impact of the extension in terms of over shadowing the adjoining property, and overlooking it so as to impact on the privacy of the occupants and requests that the planning authority address this issue with the applicants.

4) "Shebas" Spurlands End Road, Great Kingshill, Buckinghamshire HP15 6HY  
 Demolition of existing garage and erection of a single storey side extension  
**PL/18/4411/FA**

In principle the committee and Parish Council has no objection to this proposed extension subject to the planning authority being satisfied that there will be no loss of parking provision within the property.

5) "Dunford House" 3 Walnut Close, Great Missenden, Buckinghamshire HP16 9AL  
Holly oak (T1) crown reduction by 3m, oak (T2) crown reduction in height by 1m within a conservation area  
**PL/18/4678/KA**

The committee and Parish Council support this application and are pleased to see that the applicant has obtained detailed and full reports in support of the application.

6) Co-operative Food, Station Approach, Great Missenden, Buckinghamshire, HP16 9AZ  
Consent to display an advertisement

**PL/18/4575/AV**

The committee and Parish Council have no objection to this proposed development

7) Dental Surgery, 35A Station Approach, Great Missenden, Buckinghamshire, HP16 9AZ  
Erection of basement extension and provision of wall-mounted air conditioning units and rear roof light  
**PL/18/4175/FA**

In principle the committee and Parish Council has no objection to this proposed extension subject to the planning authority being satisfied that the external wall mounted air conditioning units will not be of such a nature as to cause noise and disturbance to the occupiers of neighbouring properties.

8) "Ladymede", Grimms Hill, Great Missenden, Buckinghamshire, HP16 9BG  
Single storey front extension

**PL/18/4680/FA**

The committee and Parish Council have no objection to this proposed development.

9) Former mushroom farm, Meadow Lane, South Heath, Buckinghamshire HP16 9SH  
Demolition of existing buildings and erection of 10 new dwellings with garages, landscaping, car parking and vehicular access

**PL/18/4598/FA**

The committee and Parish Council supported the outline application in respect of this proposed development and in principle support the full application. It understands that the case has been called in for a decision by committee. The Parish Council has reservations and concerns as to the layout of the site as well as to access and highways safety. Whilst pleased to see that additional parking is to be provided between the trees opposite the garden centre the concerns are:-

a) The impact on the sustainability of the garden centre business. To support the business continuing there is a need to ensure safe and adequate access both for customers and large commercial vehicles including articulated lorries, by reducing the verges from Meadow Lane.

b) The entrance to the dwellings 4-10 is directly opposite the entrance to the garden centre and raises concerns as to safety. The Parish Council believes that a safer option would be either for the access to be split into 2 access roads or be relocated to follow the line of the existing main drainage.

c) The Parish Council believes that the vision splay onto Ballinger Road is inadequate for the anticipated additional traffic movements of between 40 and 60 per day in addition to the existing customer and delivery traffic movements to and from the Garden Centre. There is no footway on the Ballinger Road making it hazardous for pedestrians. In addition data collected from MVAS (moveable active vehicle signs) indicates that 25% of traffic travelling along Ballinger Road exceeds 35 mph, the speed limit being 30mph.

d) The Parish Council notes that the road surface of Meadow Lane is to remain compacted stone. This is considered to be an unsuitable surface at present let alone with an anticipated additional 40-60 traffic movements each day

The Parish Council would urge the planning authority to take steps to ensure that the vision splay is improved and to encourage the developers to provide a footpath from Meadow Lane to Marriots Avenue.

## **b) Objections**

1) "Peterley Manor Farm", Peterley Lane, Prestwood, Buckinghamshire, HP16 0HH  
Erection of café/restaurant building

**PL/18/4061/FA**

In principle the committee and Parish Council would have no objection to this proposed development. However the committee and Parish Council note that the development is within the green belt and the Chilterns Area of Outstanding Natural Beauty where there is a presumption against development unless there are exceptional circumstances. The committee and Parish Council feel that the current proposed development could meet that criteria but that at present it is:-

a) too big

b) sited too far away from other existing buildings.

Thus it intrudes into the green belt and area of outstanding natural beauty more than is necessary. The building needs to be smaller and located closer to existing buildings, a combination that would reduce the otherwise dominant and overbearing appearance of the proposed development. Changes to the design and appearance, layout and therefore density on the site would be desirable and allow the committee and Parish Council to support an application

2 & 3) "Mortimer House", Village Road, Ballinger, Buckinghamshire, HP16 9LQ

Detached double garage and driveway (Amendment to planning permission CH/20167/0187/FA

**PL/18/4637/FA & PL/18/4638/HB**

The committee and Parish Council oppose this proposed amendment and prefer the original plans and design. The proposed amendment makes the development overbearing in nature

**7. Date of the Next Meeting** – Monday 4 February 2019 at 19.30 in the Parish Office.

The meeting closed at 21.00.