

GREAT MISSENDEN PARISH COUNCIL

Minutes of a Meeting of the Planning Committee
held in the Parish Office at 7.30 pm
on Monday 4 February 2019

Present: Councillor C Baxter (Chair)

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

Apologies: There were none

1) Public Forum:

There were no attendees for the public forum and the only public comments received were in respect of the planning application relating to 4 Pump Meadow Great Missenden **PL/18/4737/FA** an application now withdrawn.

2) Declarations of Interest

There were none, save that the committee noted that there was a planning application in respect of the proposed tree work on the trees on Buryfield, land owned by the Parish Council (**PL/19/0233/KA**)

3) Minutes - It was agreed that the minutes of the meeting held on Monday 7 January 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 7 January as ratified by full Council on 14 January had been submitted as individual letters to Chiltern DC Planning department and receipt had been acknowledged by them on 15 January.

ii) The committee noted the updated list showing the outcomes of the planning applications considered at the meeting of 7 January and expressed concern regarding a number of the outcomes and the fact that the Parish Council's observations did not appear to feature in decisions. Of particular concern was the outcome in respect of the application for Peterley Manor Farm **PL/18/4061/FA**.

Councillor Baxter raised the issue of representations to Chiltern DC being received out of time. A draft paper suggesting how delegated powers might be used to avoid this situation was circulated to attendees with a request for their consideration and response as soon as possible. There was general discussion as to how other parish councils approach planning matters and the relationship that they have with their planning authorities. Councillor Lovegrove indicated that some parish councils will only object or support applications without offering suggestions, advice or qualifications to an approval or objection. The fact that Chiltern DC is offering some planning training on 4 and 12 March was drawn to the attention of committee. 4 March clashes with the next planning meeting and 2 of the 3 places on offer have been reserved for Councillor Hewett and the clerk. If there are spaces on 12 March Councillors Baxter, Lovegrove and Pusey expressed an interest in attending.

5) Correspondence:-

i) The committee noted the saved search tracked applications outcomes received from Chiltern DC on 3, 8, 15, 19, 22, 23, 26, 29 and 30 January. Councillor Pusey reported that he had been present at the Chiltern DC planning committee meeting that had discussed the applications relating to the land adjacent to Jewsons on Chesham Road Hyde End **CH/2017 1228/AV, 1233/FA & 0747/FA** which had all received short shrift from the Chiltern DC planning committee.

ii) The committee noted that the application **PL/18/3029/FA** in respect of 36, Church Street, Great Missenden Buckinghamshire HP16 0AZ had been considered at the Chiltern DC planning committee meeting on 17 January 2019 and approved.

iii) The committee noted that on 8 January 2019 Chiltern DC had published its supplemental agenda for the planning committee meeting on 17 January 2019.

iv) The committee noted the outcome of the applications relating to the land adjacent to Jewsons on Chesham Road Hyde End **CH/2017 1228/AV, 1233/FA & 0747/FA** and that they had all been refused.

v) The committee noted that on 10 January Chiltern DC acknowledged receipt of the letter sent by the Parish Council of the same date regarding the appeal in respect of Clemmit Farm, Wycombe Road, Prestwood

reference **CH/2013/1270/FA, APP/X0415/A/14/2215920**, subsequently the same day provided a substantive response and subsequently confirmed that the Parish Council's previous representations regarding this application had been made available to the Planning Inspector allocated to consider this planning appeal.

vi) The committee noted that on 14 January Chiltern DC advised of a planning appeal in written format **APP/X0415/W/18/3217807** in respect of their refusal to grant planning permission for a new dwelling adjacent to "Idaho Cottage" Wycombe Road Prestwood under application **CH/2018/0714/FA** and that any additional comments are to be with the planning inspectorate by 13 February. The committee decided that no further representations were required.

vii) The committee noted the letters of representation received from the residents of 6, 8, and 2 Pump Meadow and 5 The Garth regarding the planning application relating to 4 Pump Meadow **PL/18/4737/FA** and their very strong representations and evidence as to the impact of the proposed development. The committee further noted that the application had been withdrawn.

viii) The committee noted that on 21 January Chiltern DC had advised that in future e-mails to their planning department should be addressed to individuals.

ix) The committee noted that on 24 January Chiltern DC had advised that the minutes of the planning committee meeting of 17 January had been published.

x) The committee noted that on 24 January Chiltern & South Bucks DC wrote to advise that as part of their preparation of a Local Plan, consideration is being given to the extent of the Green Belt. It was suggested that changes if any will only reflect the extent of existing development. At present the details of the proposals are confidential and in due course there will be an opportunity for consultation to take place.

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 if ratified by full Council:-

1) "The Steps", 5 London Road, Little Kingshill, Buckinghamshire, HP16 0DE **PL/18/4838/FA**
Single storey rear/side extension

The committee noted that this matter was on the December agenda for an application for a Certificate of Lawfulness but that the application had been withdrawn. The committee confirmed it had no objection to the application.

2) Rivendell" Bernards Close, Great Missenden, Buckinghamshire, HP16 0BJ **PL/18/4740/FA**
Replacement dwelling and detached covered carport and store.

3) Birchmore Woods, 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 a TPO.

The committee noted that it had considered similar applications on the same site in January 2018 CH/2017/2115/TP and December 2017 CH/2157/TP and January 2019 PL/18/4161/TP.

In principle the committee accepts the arboriculturist's report and does not oppose the application but it does have concerns that there are no provisions for the replacement of trees to be lost on the development, and as to the loss of the Hawthorn hedge, an important habitat for small birds. Root protection measures are important for the remaining trees within the wood and within the development the committee would recommend that space be found for a replacement native hedge and some fruit trees to preserve the richness of the habitat.

4) 10 Church Street, Great Missenden, Buckinghamshire, HP16 0AX **PL/18/4833/FA**
Single storey rear extension and partial demolition of existing lean-to extension.

5) 2 Manor Farm Cottages, Peterley Lane, Prestwood, Buckinghamshire, HP16 0HH **PL/19/0001/FA**
Single storey rear extension following demolition of existing rear extension.

- 6) "Ollaberry", Grimms Hill, Great Missenden, Buckinghamshire, HP16 9BG **PL/18/4804/FA**
 Extension to side entrance, demolition of existing conservatory and changes to rear fenestration and balustrade.
- 7) Co-op, 12 -16 Station Parade Great Missenden, Buckinghamshire, HP16 9AZ **PL/19/0101/FA**
 Replace existing refrigeration plant with new plant.
- 8) "Cottage Farm" Aylesbury Road, Great Missenden, Buckinghamshire, HP16 9LS **PL/18/3405/HB**
 Repair and maintenance works to the Grade II listed stable block
 Whilst in principle the committee would support this application they would request that consideration be given as to whether a bat survey should be undertaken, prior to a decision, bearing in mind the location and the nature of the building.
- 9) "Hollytrees" Copes Road, Great Kingshill, Buckinghamshire, HP15 6JE **PL/19/0142/FA**
 Ground floor front extension and erection of additional storey to first floor and new roof
 Whilst the committee has no objection to this application it does observe that the development does appear out of character with neighbouring properties.
- 10 & 11) "The George Inn Public House", 94 High Street, Great Missenden, Buckinghamshire, HP16 0AN
PL/18/4778/FA & PL/18/4779/HB
 External alterations and demolition of existing rear structure, part two storey, part single storey rear extension and internal alterations to existing public house building. Part two storey, part single storey rear extension and internal and external alterations to the rear Barn Building. Provision of car parking, communal garden and alterations to existing access and hard and soft landscaping
 Listed Building consent for internal and external alterations to facilitate the use of existing public house and ancillary overnight accommodation at first floor. Internal and external alterations (including minor elements of demolition) part two storey, part single storey rear extension and internal alterations to existing public house, as well as internal and external alterations and part two storey, part single storey rear extension to rear Barn Building
 The committee noted that this is an alternative proposal to one it had already approved in relation to the property **CH/2018/0773/FA and CH/2018/0774/HB (Amended)**. The Committee has no objection to this alternative proposal and support the aim of saving The George. However it has concerns to ensure the protection of a listed building and in particular that in any planning approval the external parts of the building retain their appearance and that the Courthouse otherwise known as the Barn Building is preserved.
- 12) 10, Barley View, Prestwood, Buckinghamshire, HP16 9BW **PL/19/0092/SA**
 Application for Certificate of Lawfulness for proposed single storey rear extension
 The committee has no objection and noted the nature of this application as being one where comment would be inappropriate.
- 13) 19, Upper Hollis, Great Missenden, Buckinghamshire, HP16 9HP **PL/19/0163/FA**
 Single storey side extension.

b) Objections

1) PEM Newsagents, 53 High Street, Prestwood, Buckinghamshire, HP16 9EJ **PL/18/4695/FA**
Demolition of existing rear extension and garage, construction of 2 storey rear extension to form new apartment, first floor extension to existing apartment over new access, amendments to shop frontage, associated hardstanding and internal changes

The committee oppose this application on the following grounds:-

- a) The proposed development would be overbearing in relation to the adjoining properties and in particular their residential elements.
- b) The proposed development connecting with the adjacent property on the first floor would have an undesirable 'terracing effect' (unprecedented on Prestwood High Street)
- c) The depth of the proposed extension appears not to comply with 'splay line' regulations in relation to first floor windows of adjacent properties.
- d) The proposed development would overshadow the neighbouring properties.
- e) The parking provision within the proposed development is inadequate. In reality the dimensions of the parking spaces and the gap that would remain for access and egress to them is such that they could not all be utilised.
- f) Access and Highway safety would appear to be compromised by the fact that the parking arrangements do not appear to leave sufficient room if occupied to allow for vehicles to turn around on the site. If this is the case it would necessitate leaving the site by reversing onto the main road.

2) "Bray Cottage", Nags Head Lane, Great Missenden, Buckinghamshire, HP16 0ER **PL/18/4734/FA**
Single storey side/rear extension, first floor side extension, relocation of front door and insertion of side door

The committee oppose this application on the following grounds:-

- a) The proposed development would be overbearing in relation to the adjoining properties.
- b) The proposed development would overlook the neighbouring properties.
- c) The proposed development would overshadow the neighbouring properties.
- d) The proposed development would lead to a significant loss of amenity space for the property.
- e) The proposed development does not appear to provide adequate parking for the size and scale of the extension.
- f) The design, appearance layout and density of the proposed development would have an adverse impact on the street scene and public visual amenity.

3) Land adjacent to Netherfield, Kiln Road, Prestwood, Buckinghamshire, HP16 9DH **PL/18/4762/FA**
Erection of a new dwelling

The committee noted that there was a similar application in respect of this site which was considered at the August 2018 meeting under reference PL/18/2663/FA, for which planning permission was refused on 19 September 2018 by Chiltern District Council. The committees view is that the revised plans have not addressed the issues raised by both the Parish and Distract Councils and the Parish Council objections remain:-

- a) The proposed development does not provide adequate on-site parking to be compliant with current standards.
- b) The proposed development does not provide adequate amenity space to be compliant with current standards.

4 & 5) "Cottage Farm", Aylesbury Road, Great Missenden, Buckinghamshire, HP16 9LS **PL/19/0232/TP & PL/19/0235/TP**

Mulberry (7979) fell remove compressed main union, cedar (7978) sever and remove ivy from ground to 1.5m, beech (7980) remove all dead wood from crown, cypress (7981) remove dead, damaged and hung up branches, all trees protected by a Tree Preservation Order.

Felling of walnut, an ash and a fruit tree, monolith of an ash, crown lifting of a horse chestnut and removal of a branch of a larch –all trees protected by a Tree Preservation Order

The committee oppose the application on the grounds that:-

- a) There are no plans made to replace any trees such as the walnut, mulberry and cherry which it is proposed to fell.
- b) The Ash and monolith of ash if in the condition suggested are likely to die back soon and therefore be permitted for removal in any event.
- c) There is no report from an arboriculturalist or other professional recommending or justifying the work that is sought to be carried out.

6) “Three Bears Cottage” Aylesbury Road, Great Missenden, Buckinghamshire, HP16 9LS

(On border with The Lee Parish Council)

PL/19/0229/TP

Works to trees in accordance with a submitted schedule- trees protected by a Tree Preservation Order

The committee oppose this application on the grounds that:-

- a) At the time of considering this application the submitted schedule was not available to view and consider.
- b) There is no report from an arboriculturalist or other professional recommending or justifying the work that is sought to be carried out.

c) Noted

1) The committee noted that after strong representations from neighbours the planning application PL/18/4737/FA in respect of “The Old Hen House” 4 Pump Meadow, Great Missenden had been withdrawn.

2) The committee felt it inappropriate to comment on the application in respect of Buryfield Recreation Ground, Link Road, Great Missenden, and Buckinghamshire HP16 9AE **PL/19/0233/KA**

Horse Chestnut (616) –removal of dead wood, cherry tree- fell, all trees within a conservation area on the basis that this application relates to trees on the property owned by the Parish Council who are the applicants in this matter. The PC will seek to replace the felled trees in due course.

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

The meeting closed at 21.00.