

# GREAT MISSENDEN PARISH COUNCIL

Minutes of a Meeting of the Planning Committee  
held in the Parish Office at 7.30 pm  
on Monday 1 April 2019

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

Councillors: A. Brazil, G. Bridges, M. Johnstone, I. Lovegrove, V. Marshall, R. Pusey and S. Rhodes

**Apologies:** Councillors: L. Cook and S. Humphreys.

## **1) Public Forum:**

Chiltern District Councillor Gladwin attended as liaison to the planning committee.

## **2) Declarations of Interest**

There were none save that Councillor Bridges drew attention to the fact that 2 of the applications related to properties of which she had knowledge. It was agreed that this would be noted and if it became relevant to discussions of those applications a decision would be made as to the extent of any interest.

**3) Minutes** - It was agreed that the minutes of the meeting held on Monday 4 March should be signed as a correct record, and Councillor Johnstone who had chaired that meeting duly signed a copy of the minutes.

## **4) Matters arising –**

- i) The committee noted that on 12 March in accordance with the decisions of the planning committee on 4 March ratified by full council on 11 March letters were written to Chiltern DC planning department setting out the representations of the Parish Council on each planning application considered.
- ii) The committee noted the updated list showing the outcomes of the planning applications considered at the meeting of 4 March.

## **5) Correspondence:-**

- i) The committee noted that on 1 March Chiltern DC had written advising of the planning appeal by written representation in respect of the proposed redevelopment of land to the rear of 14-16 Kings Lane, construction of 3 dwellings with associated access, parking and landscaping, reference **PL/18/2197/FA** and **APP/X0415/W/19/3220949**. The deadline for any submissions is 5 April 2019. The committee determined that having made representations regarding the application which would be before the Planning Inspector for consideration no further representations were required.
- ii) The committee noted that on 1 March Chiltern DC had advised that the application by the Parish Council for permission to carry out tree work on Buryfield – **PL/19/0233/KA** had been approved.
- iii) The committee noted the outcomes shown on the notices of determination of planning applications received from Chiltern DC on 2, 5, 7, 9, 12, 14, 19, 20 and 26 March.
- iv) The committee noted that the application for full planning permission for the former Mushroom Farm, Meadow Lane, South Heath application **PL/18/4598/FA** had been considered by the CDC Planning Committee at its meeting on 21 March and that no decision had yet been published, the decision being deferred for legal agreements to be drafted.
- v) The committee noted that the application for outline planning permission in respect of “Stepping Stones” Ballinger Road, South Heath, **PL/183410/OA** had been considered by the CDC Planning Committee at its meeting on 21 March and refused.
- vi) The committee noted that on 12 March Chiltern DC had advised that the minutes of its meeting of 14 February 2019 had been published.
- vii) The committee noted that on 12 March Chiltern DC had confirmed receipt of the representations submitted to them regarding the planning applications considered at the GMPC planning committee meeting on 4 March.
- viii) The committee noted that on 12 March Chiltern DC had advised that the agenda for its planning committee meeting to take place on 21 March at 6pm at CDC offices had been published.

ix) The committee noted the communication from the chair of The Lee Parish Council advising of the application relating to HS2 and the spoil heap at Hunts Green. Councillor Johnstone confirmed that he had spoken about this and had knowledge of the application which is scheduled for discussion later in the meeting.

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

a) The committee noted that the application PL/19/0586 relating to “The Pheasant” Village Road, Ballinger had been discussed at the meeting on 4 March and representations submitted to Chiltern District Council opposing the application.

### **b) 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) “Wick Cottage” Wood Lane, South Heath, Buckinghamshire, HP16 0RB. **PL/19/0567/FA**  
Demolition of existing dwelling and construction of new dwelling incorporating external works.  
No objection.
- 2) 9 Blacksmiths Lane, Prestwood, Buckinghamshire, HP16 0NW. **PL/19/0544/SA**  
Application for certificate of lawfulness for proposed vehicular access and hard standing.  
No objection.
- 3) 10 Stevens Close, Prestwood, Buckinghamshire, HP16 0SQ. **PL/19/0608/FA**  
Single storey rear extension.  
No objection.
- 4) “Copperkins Cottage” Honor End Lane, Prestwood, Buckinghamshire, HP16 9HG. **PL/19/0615/FA**  
Single storey rear extension incorporating 3 roof lights.  
No objection.
- 5) “Catalpa” Grimms Hill, Great Missenden, Buckinghamshire, HP16 9BG. **PL/19/0723/FA**  
Single storey rear extension.  
No objection.
- 6) “Waldingfield” Martinsend Lane, Great Missenden, Buckinghamshire, HP16 9HS. **PL/19/0679/FA**  
Part single/part 2 storey rear extension. Front single storey extension.  
No objection to the proposed development as long as it has no impact on the established and protected trees and that steps are taken to ensure their preservation during building works.
- 7) 16 Upper Hollis, Great Missenden, Buckinghamshire, HP16 9BG. **PL/19/0686/FA**  
Loft conversion including dormer. Rear infill extension. Fenestration alterations.  
After considerable discussion there was no objection although the views of a number of the committee were that the appearance and design of the proposed dormer lacks appeal.
- 8) Briarbank” 11 Rook Wood Way, Little Kingshill, Buckinghamshire, HP16 0DF. **PL/19/0756/FA**  
Demolition of sun room and single storey rear extension. 2 storey front extension. Demolition of existing porch and erection of new porch.  
No objection.
- 9) “Hunts Green Farm”, Kings Lane, The Lee, Buckinghamshire, HP16 9LX. **PL/18/3884/FA**  
Re-siting of permanent and temporary stockpiling of excavated material associated with the construction of HS2 .

This application in the neighbouring parish had been drawn to the attention of the committee by the Chair of The Lee Parish Council as referred to above. The committee has no objection to the proposal but would hope that the restocking and replanting associated with the development would be in native species.

10) 3 Peters Close, Prestwood, Buckinghamshire, HP 16 9ET. **PL/19/0680/SA**  
Application for certificate of lawfulness for proposed vehicular access.  
No objection as this may reduce parking congestion within the road.

11) "Horseshoes", Nags Head Lane, Great Missenden, Buckinghamshire, HP16 0HD. **PL/19/0761/FA**  
Proposed porch extension, replacement windows, alterations to drive and erection of new garden building.  
No objection.

12) "The Lawns" Rignall Road, Great Missenden, Buckinghamshire, HP16 9PE. **PL/19/0821/FA**  
Demolition of existing ad-hoc extensions, erection of a 2 storey side, part 2 part single rear extension incorporating a basement.  
No objection.

13) 31 Upper Hollis, Great Missenden, Buckinghamshire, HP16 9HP. **PL/19/0935/TP**  
Crown reduction of a hornbeam and an oak and pruning of a hornbeam –all trees protected by a Tree Preservation Order.  
No objection.

14) "Cherith" 11 Chequers Lane, Prestwood, Buckinghamshire HP16 9DW **PL/19/0969/FA**  
Extension of existing ground floor bay window to rear elevation  
No objection

### **c) Objections**

1) 14 Chiltern Manor Park, Great Missenden, Buckinghamshire, HP16 9BL. **PL/19/0635/FA**  
Part single/part 2 storey side extension. Single storey rear infill extension.  
The committee oppose this application on the grounds that;-  
a) The proposed development is overbearing in appearance  
b) The proposed development will overlook the adjoining property (Number 11) and in particular its garden area and thus create a loss of privacy.

2) "The Polecat Public House" 170 Wycombe Road, Prestwood, Buckinghamshire HP16 0HJ. **PL/19/0663/AV**  
New signage to replace existing and new signage **and lighting** to replace existing. **PL/19/0672/HB**  
The committee supported the original application and continues to do so. The committee do not object to the proposed signage save with regard to the lighting element and does object to the proposed lighting. The committee believe that the focus of the lighting should be down rather than up, and so too on the signage lighting should be focused down rather than up. The committee believe this will still provide adequate lighting whilst having a lesser impact on the night skies and be less intrusive both for residents of neighbouring properties and for those passing the property along the main road.

3) "Shirley", 10 Whitefield Lane, Great Missenden, Buckinghamshire HP16 0BP. **PL/19/0840/FA**  
Demolition of existing side extension, erection of a new detached dwelling, a detached carport and changes to vehicular access.  
The committee oppose this application. Whilst commending the tree report and its suggestion of the use of native species to replace removed trees the committee believes that the development:-  
a) Does not retain adequate levels of amenity space commensurate with the size and scale of the property  
b) By providing only 2 car parking spaces where there is no on street parking available in the vicinity does not provide adequate parking for the size and scale of the property proposed.

4)  
"Idaho Cottage", 36, Wycombe Road, Prestwood, Buckinghamshire HP16 0PJ. **PL/19/0787/DE**

Approval of reserved matters following outline approval for the subdivision of the plot and erection of a detached dwelling and garage with associated landscaping (submission of details pursuant to outline planning permission CH/2015/1304/OA).

The committee note that outline planning permission has been granted for this site. The council oppose the proposed approval of reserved matters for the following reasons:-

- a) The plans now submitted suggest an increase in the size and scale of the building by 25% from the building footprint approved in the outline application. As such it will be overbearing in its nature
- b) The reserved matters which are said to include landscaping make no reference to any provision for the replacement of any trees which are planned for removal. The loss of trees is a planning consideration.
- c) The reserved matters which are said to include landscaping make no reference to any report as to the ecological impact of the proposed development upon the pond and in particular the impact of the development on the wildlife associated with such a pond including the Great Crested Newt . The loss of ecological habitat is a planning consideration.

#### **d) Comments**

“The Polecat Public House” 170 Wycombe Road, Prestwood, Buckinghamshire HP16 0HJ. **PL/19/0951/CONDA** Application for approval of details reserved by conditions 3, 4, 7 & 8 on planning permission CH/2017/1870/FA. (Demolition of existing rear extension and store, single storey rear extension, new car park layout using existing access, internal alterations to provide new customer toilets). External lighting scheme  
The committee note that the determination date for this decision is not until 14 May, but are aware that it is proposed to re-open the public house in April which is a cause for concern.

On the face of it the lighting scheme to the main car park appears acceptable – just 5 large bollard type. Given the safety and security needs of the main car park and its size, then there is no objection to the use of the bollard type of (horizontal) light, in this instance. So too one large bollard to the wheelchair parking is acceptable as is Down lighting to the new extension canopy.

It is not clear what type of lighting is proposed affixed to the R.H. side of the building and details are requested so that this can be considered if it remains a planning consideration.

The garden lighting appears sufficiently far from the road to not be a distraction and to be reasonably discreet and attractive as long as the garden design is truly executed. Lighting at height (pergola) appears to be down lighters which is acceptable along with floor lighting (up lighters) which are small and discreet. This reduces the impact of the lighting on the night sky, occupants of neighbouring properties and passers-by on the highway.

The garden lighting scheme plan has bollard lights in the Key but they cannot be found on the plan except that the word ‘Bol’ appears twice at the boundary with the Wycombe Road. The committee would object to such lighting that close to the road (if indeed they are proposed bollard lights \*) as a potential distraction to traffic and therefore a concern of highway safety

The ground lights to the pedestrian entrance to the old building are close to the Wycombe Road but small and of frosted glaze design and so should not distract road users.

#### **7. Date of the Next Meeting – Tuesday 7 May 2019 at 19.30 in the Parish Office.**

The meeting closed at 21.20.