

# GREAT MISSENDEN PARISH COUNCIL

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

**Present:** Councillor M. Johnstone (Chair)

Councillors: A Brazil, G. Bridges, L. Cook, S Humphries, and R. Pusey

**Apologies:** Councillors C Baxter, I. Lovegrove, V. Marshall, and S. Rhodes. Councillor Lovegrove had submitted some written comments.

## **1) Public Forum:**

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

2 residents both neighbours of the applicant in respect of "Post Office Cottage" Village Road, Ballinger attended to raise objections with regard to the application 3<sup>rd</sup> on the list for discussion at the meeting. The procedure was outlined to them and it was agreed that one would make representations with regard to the application, which both oppose.

The first objection is that the application is not in keeping with the area and is too modern.

The second objection is that the replacement of the trellis with a wall will reduce the limited sight line for vehicles using the shared access, and for vehicles reversing from the area used for parking adjacent to the applicant's property.

The third objection is that the patio and trellis are on land not owned by the applicant.

It was pointed out to the attendees that the 3<sup>rd</sup> of the objections is not a planning consideration, and if this is an area of concern it may need them to take legal advice. The committee considered the representations made, asked questions and agreed that consideration of this planning application would be brought forward.

## **2) Declarations of Interest**

There were none.

**3) Minutes** - It was agreed that the minutes of the meeting held on Monday 4 February should be signed as a correct record, and Councillor Johnstone 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 4 February as ratified by full Council on 11 February had been submitted as individual letters to Chiltern DC Planning department on 12 February setting out the view of GMPC on each of the applications considered.

ii) The committee noted the updated list showing the outcomes of the planning applications considered at the meeting of 4 February.

iii) The committee noted that Councillors Hewett and Rhodes and the clerk Jane Hennessy were attending the CDC planning training this evening and that confirmation is awaited as to whether there are any spaces available for the further training scheduled for 12 March at South Bucks DC.

## **5) Correspondence:-**

i) The committee noted that on 1 February Chiltern DC had advised that the application **PL/18/4680/FA** in respect of "Ladymede" Grimms Hill, Great Missenden was due for consideration at the planning committee to take place on 14 February 2019 at 6pm, and were updated that the application had received conditional permission.

ii) The committee noted that on 1 February an e-mail was received from the Revite group relating to the Parish Council application to carry out tree works in Buryfield and enquiring as to whether the policy was to replace any trees owned by the Parish Council that are removed. It was agreed that a response should be sent indicating that the Parish Council does now have a tree policy under which it will consider replacing any tree that is removed.

iii) The committee noted that the link to the CDC Planning Committee Agenda for its meeting on 14 February at 6pm had been provided on 4 February.

- iv) The committee noted the receipt of notices of determination of applications from CDC on 5, 13, 16, 20, 21, and 26 February and Councillor Johnstone outlined the outcomes.
- v) The committee noted the advice received from Bucks CC on 11 February of an additional Minerals and Waste Plan modification consultation but did not feel it necessary to respond.
- vi) The committee noted the press release from Bucks CC relating to the 2 proposed modifications to its Minerals and Waste Plan.
- vii) The committee noted that on 10 February 2019 Chiltern DC had advised that the Planning Inquiry in respect of Clemmit Farm, Wycombe Road, Prestwood, Bucks HP16 0HJ (**APP/X0415/A/14/2215920**) would take place on 26 February 2019 at 10 am at King George V House King George V Road, Amersham with an anticipated hearing length of 2 days the Planning Inspector being J Braithwaite. Further updates were that as yet no decision has been issued by the Planning Inspector and that the Inquiry had been treated as de novo, hearing the evidence afresh.
- viii) The committee noted that on 12 February 2019 Chiltern DC had acknowledged receipt of the planning representations made by GMPC on the same day in respect of the applications considered at the planning committee meeting at of 4 February. Concern was raised as to the apparent absence of the Parish Council's comments from the CDC website and Councillor Gladwin explained that this was a process followed by the planning department at CDC, namely that when an application is determined all but the plans, officers report and decision are removed from the public site. He has raised this as an issue and encouraged the Parish Council to do so too.
- ix) The committee noted that notice had been received from Wycombe DC on 12 February as to the arrangements for consultation on the proposed main modifications to the Wycombe District Local Plan the consultation period being from 13 February until 11.59pm on 27 March 2019. The committee did not feel it necessary to make any representations.
- x) The committee noted that on 15 February a resident and neighbour of the property "Bray Cottage" Nags Head Lane, Great Missenden (**PL/18/4734/FA**) had written in asking how to make known their objections to the planning application and that a response had been provided on 18 February indicating that representations should be made to Chiltern DC; and further noted that on 18 February the resident e-mailed to advise that a decision to grant planning permission had already been made. On 18 February Councillor Martin confirmed both to the resident and to the Parish Council that a decision had been made and advised the neighbour to contact the case officer. The determination date was 11 February and the decision had been made on 15 February. GMPC had opposed the application.
- xi) The committee noted that Chiltern DC had queried the observations made by GMPC in relation to the application for planning permission in respect of land adjacent to "Netherfield" Kiln Road, Prestwood **PL/18/4762/FA** and as to whether or not they were objections in light of the fact that the response to an earlier application had been only to make observations. The committee further noted that the application had been refused.

## **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) "Stepping Stones" Ballinger Road, South Heath Buckinghamshire, HP16 9QH **PL/18/3410/OA**  
 Amendment to outline planning application for up to 6 dwellings, including demolition of 1 dwelling and retention of 3 existing dwellings(Net addition of up to 5 dwellings) with car parking, landscaping, amenity space and associated vehicular access ( matters to be considered at this stage: access)

The committee noted the 2 revised indicative plans for the outline application. In principle they support a development on the site and are pleased to note the reduction in the number of new dwellings on the site from 6 to 5 and made the following observations:-

- i) The development is within the Green Belt and Chilterns AONB and significantly reduces the openness of the green area as the entire development utilises existing residential gardens and involves the loss of 27 trees and 9 hedgerows.

ii) Whilst the size and scale of the properties are still subject to a full planning application, the density of the number of properties proposed on the site is high and not consistent with planning policies GB5 and H12 which protect residential gardens and curtilage size.

iii) The impact of additional traffic flow on Ballinger Road needs to be considered carefully by the county transport officers as there is no pavement, traffic calming measures were studied but could not be implemented and MVAS data shows that 25% of the traffic exceeds 35mph.

2) "Peterley Fourways Cottage", Wycombe Road, Prestwood, Buckinghamshire, HP16 0HJ **PL/19/0331/FA**  
Single storey side and rear extension, alterations to loft and replacement of garage.  
No objection

3) "Teazles", Aylesbury Road, Great Missenden, Buckinghamshire, HP16 9AU **PL/19/0408/FA**  
Single storey side and rear extension, additional door and window to side elevation, alteration to garage and roof structure over garage and porch  
No Objection

4) 8 Maybush Gardens, Prestwood, Buckinghamshire, HP16 9EA **PL/19/0433/FA**  
Demolition of existing conservatory and erection of a single storey rear extension.  
No objection

5) "Conniston", Ballinger Road, South Heath, Buckinghamshire, HP16 9QH **PL/19/0435/FA**  
Single storey rear extension  
No objection

6) "Poachers Cottage", Green lane, Prestwood, Buckinghamshire, HP16 0PU **PL/19/0471/FA**  
Demolition of existing single storey rear extension and garage. Erection of a 2 storey side extension and single storey rear extension.  
The committee has no objection but subject to the planning authority being satisfied that the planned development will provide sufficient car parking within the site to comply with current parking policy requirements.

7) "Claremont", 27 Blacksmith Lane, Prestwood, Buckinghamshire, HP16 0NP **PL/19/0432/SA**  
Application for certificate of lawfulness for proposed conversion of garage into habitable space.  
The committee has no objection to this proposed development.

8) "Kingsfield", Kings Lane, Hampden Bottom, Buckinghamshire, HP16 9PN **PL/19/0176/FA**  
Two dormer windows and roof lights to front elevation and changes fenestration to side elevation  
The committee has no objection to this proposed development.

9) "Appleton Cottage", 76, High Street, Prestwood, Buckinghamshire, HP16 9EN **PL/19/0096/FA**  
Erection of wall with pedestrian gate to replace fence to front of property  
The committee has no objection to this proposed development.

10) "Braemar", 28 Honor Road, Prestwood, Buckinghamshire, HP16 0NJ **PL/19/0516/FA**  
Single storey rear and new front porch extensions. Removal of existing hip roof design, replace with gable end roof detail including front dormers at first floor level to allow for additional accommodation.  
The committee has no objection but subject to the planning authority being satisfied that the planned development will provide sufficient car parking within the site to comply with current parking policy requirements. [Subsequently at Full Council on 11 March a member of the planning committee who was not present at the committee meeting but who knows the area and the property observed that there is adequate parking on site. Response therefore to be changed to "no objection".](#)

11) 16 Rook Wood Way, Little Kingshill, Great Missenden, Buckinghamshire HP16 0DF **PL/19/0371/NMA**  
Non material amendment to planning permission CH/2018/0489/FA (Single storey side/front extensions.) to allow roof lights.

The committee had no objection to this proposed amendment to the development but noted that in any event the decision has already been made to approve it.

12) 7 Over Hampden, Prestwood, Buckinghamshire, HP16 9DZ **PL/19/ 0376/NMA**  
Non material amendment to planning permission PL/18/2872/FA (Single storey rear extension, part single storey and porch front extension, part two storey front and side extension) to allow roof lights, increase porch extension and change in roof design.

The committee had no objection to this proposed amendment to the development.

13) "Kulm House", Ballinger Road, South Heath, Buckinghamshire, HP16 9QJ **PL/19/0532/SA**  
Application for a Certificate of Lawfulness for proposed conversion of garage to habitable accommodation with erection of new pitched roof.

The committee had no objection to this proposed development.

14) 28 Fairfields, Great Kingshill, Buckinghamshire, HP15 6EP **PL/19/0543/FA**  
Two storey front/side extensions

The committee had no objection to this proposed development.

15) 4 Wardes Close, Prestwood, Buckinghamshire, HP16 0SA **PL/19/0557/FA**  
Replacement of existing UPVC and glass roof with a new insulated and tiled roof.

The committee had no objection to this proposed development.

#### **b) Objections**

1) "Post Office Cottage" Village Road, Ballinger, Buckinghamshire, HP16 9LF **PL/19/0345/FA**  
Demolition of conservatory and erection of single storey extension, 1.8m high garden wall to form courtyard, new roof, and roof light to rear elevation.

The Committee had no objection to the demolition of the existing conservatory and the erection of a single storey extension.

However with regard to the proposed 1.8 metre garden wall to form a courtyard the committee oppose this part of the application on the grounds that it will reduce visibility for vehicles using the shared access and the parking spaces and garages on the overall site, and has safety implications for those using the shared access to the highway.

2) "Malmsmead", Chiltern Road Ballinger Buckinghamshire HP16 9LJ **PL/19/0509/NMA**  
Non material amendment to planning permission PL/18/4110/FA (Single storey rear extension) to relocate the side wall.

The committee opposes this proposed amendment. The nature of the amendment is such that it should surely be considered a material change or a fresh application. The relocation of the side wall will be overbearing for neighbouring properties and the design and appearance is out of keeping with the immediate area.

3) "The Pheasant" Village Road, Ballinger, Buckinghamshire, HP16 9LF  
Demolition of existing conservatory and side dormer. First floor side extension, construction of shed.  
This application was received after the date of sending out the agenda.

However the committee had chance to review the application and opposes it as being:-

a) a proposed development that is overbearing.

b) a proposed development that in design and appearance is out of keeping with the street scene

#### **7. Date of the Next Meeting – Monday 1 April 2019 at 19.30 in the Parish Office.**

The meeting closed at 21.20.