

GREAT MISSENDEN PARISH COUNCIL

Minutes of a Meeting of the Planning Committee
held in the Parish Office at 7.30 pm
on Monday 3 June 2019

Present: Councillor C Baxter (Chair)

Councillors: A. Brazil, L. Cook, S Humphries, V. Marshall, R. Pusey and S. Rhodes

Apologies: Councillors M. Johnstone and I. Lovegrove. Also apologies from CDC Councillor John Gladwin.

1) Public Forum:

There was no-one present for the public forum and no public comments had been received other than as referred to at item below

2) Declarations of Interest

There were none save that Councillor Pusey disclosed a knowledge of the owners of the property of the 2nd application due for consideration.

3) Minutes - It was agreed that the minutes of the meeting held on Tuesday 7 May 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 14 May in accordance with the decisions made by the Planning Committee on 7 May as ratified by full Council on 13 May letters had been written to Chiltern DC planning department setting out the representations of GMPC on each application considered.
- ii) The committee noted the updated list showing those outcomes of the planning applications considered at the meeting of 7 May that were available.
- iii) In his absence on business there was no update available from Councillor Gladwin as to the queries raised at the planning committee meeting on 7 May and it was agreed that this matter should be deferred to the meeting in July
- iv) The committee discussed the update that had been distributed by the deputy clerk and the analysis of planning matters and information available on the CDC website. After discussion it was decided that the deputy clerk should draft a letter to the Chief Executive of Chiltern District Council highlighting the committee's concerns at the lack of recognition of the comments made by the Parish Council as to planning matters that it considered along with other planning issues such as the appeal at The Old Red Lion and the lack of any record of properties subject to agricultural or other occupancy conditions.
- v) It was confirmed that tickets had been booked for Councillors Baxter and Pusey and the Deputy Clerk to attend the planning enforcement training session to take place on Tuesday 5 November.

5) Correspondence:-

- i) The committee noted the notices of determination of planning applications received from Chiltern DC on 4, 8, 9, 15, 16, 18, 21, 23, 24 and 25 May.
- ii) The committee noted that Chiltern DC had on 7 May published the agenda for its planning committee meeting to take place on 15 May.
- iii) The committee noted that on 13 May Chiltern DC had advised that an appeal had been lodged to be determined by written representations in respect of land adjacent to Jewsons, Chesham Road, Hyde End, Buckinghamshire regarding application CH/2017/1228/AV an application to display 2 non-illuminated freestanding advertisement signs (retrospective). **Appeal reference APP/X0415/Z/19/3224699** . The committee determined that no further representations were required.
- iv) The committee noted that the letters of 13 May written to Chiltern DC setting out the representations of GMPC on each planning application considered at the planning committee meeting of 7 May had been acknowledged by Chiltern DC on 14 May.
- v) The committee noted that the minutes of the Chiltern DC planning meeting of 18 April had been published on 16 May.

vi) The committee noted that Chiltern DC had advised on 17 May that its building control team are offering a drop in session at South Bucks DC offices in Denham, on 4 June 2019 between 2 and 4pm. Councillor Pusey is hoping to attend and will report back at the next meeting of the planning committee.

vii) The committee noted that on 20 May Chiltern DC had advised that an appeal had been lodged to be determined by written representations in respect of land adjacent to "Netherfield", Kiln Road, Prestwood, Buckinghamshire regarding application PL/18/4762/FA an application to erect a detached dwelling). **Appeal reference APP/X0415/W/19/3228104**. The committee felt that there was nothing further to add to the representations previously made to Chiltern DC on the application that Chiltern DC should make available to the Planning Inspector.

viii) The committee noted the e-mail of 23 May received from Lorraine Green complaining about the views of the Parish Council in respect of the application for planning permission in respect of 3 Peter's Close Prestwood and instructed the deputy clerk to prepare a draft response making it clear that the decision was made by the committee and ratified by council but also enquiring as to whether or not she had received notice of the application from Chiltern DC. There was a discussion of the findings of Councillor Rhodes who had been able to confirm that a certificate of lawfulness had been issued by Chiltern DC in respect of the proposed development, so that planning permission was not required, merely highways approval.

ix) The committee noted the e-mail of 28 May received from John Cunningham complaining about the views of the Parish Council in respect of the application for planning permission in respect of 3 Peter's Close Prestwood and instructed the deputy clerk to prepare a draft response on similar lines to the draft letter to be prepared for Lorraine Green.

x) The committee noted that on 28 May Chiltern DC had published its agenda for its planning meeting on 10 June. Councillor Pusey expressed regret that this clashed with full council meeting of the Parish Council

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) "Rosadell", Spurlands End Road, Great Kingshill, Buckinghamshire HP15 6HX **PL/19/1452/FA**
Single storey rear extension and construction of a first floor with new roof and new vehicle access.
No objection

- 2) Hyde Farm, Hyde Lane, Hyde End, Great Missenden, Buckinghamshire, HP16 0RF **PL/18/2756/HB**
Listed Building Consent for alterations, extension or demolition of a listed building for the partial repair and rebuild of roadside wall
No objection

- 3) 6 Rosetree Close, Prestwood, Great Missenden, Buckinghamshire, HP16 9EW **PL/19/1484/FA**
Demolition of attached garage and erection of single storey extension to side and front
In principle the committee does not oppose this application as long as the planning authority are satisfied that there is sufficient parking provision and amenity space on the site for the size of the proposed extended dwelling.

- 4) "End Cottage" 1A Twitchell Road, Great Missenden, Buckinghamshire, HP16 0BQ **PL/19/1561/FA**
Part first floor/part 2 storey side and rear extension
No objection

- 5) "Palmetto" Kiln Close, Prestwood, Buckinghamshire, HP16 9DJ **PL/19/1590/FA**
Garage conversion and porch extension to front
No objection

- 6) "Peterley Manor Farm", Peterley Lane, Prestwood, Buckinghamshire, HP16 0HH **PL/19/1608/FA**
Erection of a café/restaurant building with associated kitchen and toilet facilities
No objection- whilst the overall size of the development is larger than that for which permission has been given the committee felt the design far more aesthetically pleasing and more suited for the location.

7) "Orchard Cottage", Green Lane, Prestwood, Buckinghamshire, HP16 0QA **PL/19/1652/FA**
Part 2 storey/part single storey rear extension and front porch (amendment to planning permission CH/2016/0975/FA)
No objection

8) 117 High Street (Former Police Station) Great Missenden, Buckinghamshire **PL/19/1555/CONDA**
Application for approval of details reserved by condition 9 on planning permission PL/18/2349/VRC. (Variation of Condition 18 of planning permission CH/2016/2408/FA for: Demolition of former police station, dwellings, care home and ancillary buildings, erection of a sheltered housing scheme comprising 28 apartments and 4 houses with associated manager's office, communal facilities, parking, bin store and associated infrastructure, to allow lift shaft on apartment building to be amended.)
No objection

9) "Mortimer House", Village Road, Ballinger, Buckinghamshire HP16 9LQ **PL/19/1572/CONDA**
Application for approval of details reserved by condition 2 on planning permission PL/18/4637/FA. (Detached double garage and driveway (amendment to planning permission CH/2016/0187/FA.)
No objection

10) "The Old Farm", Kiln Close, Prestwood, Buckinghamshire, HP16 9DJ **PL/19/1665/CONDA**
Application for approval of details reserved by condition 5 & 6 on planning permission PL/18/3161/FA - Conversion and extension of existing barn, including new roof, to form ancillary residential annexe accommodation
No objection

11) 3 Stocklands Way, Prestwood, Buckinghamshire HP16 0SJ **PL/19/1649/NMA**
Non Material Amendment to planning permission CH/2018/0098/FA (Two storey rear extension, insertion of roof light to north east elevation) to allow for: insertion of window into side elevation at ground floor level.
No objection

12) Land at the Rear of "The Old Red Lion", High Street, Great Missenden, Buckinghamshire **PL/19/1848/CONDA**
Application for approval of details reserved by condition 8 on planning CH/2017/1943/FA. (Demolition of three four-bed houses, a disused industrial building (Use Class B2) and 20 garages, removal of spoil and trees from the rear of the site. Development of 34 residential dwellings comprising 25 houses and 5 flats, with associated landscaping tree replacement, car parking and internal shared surface road. Change of use of the upper storeys of The Old Red Lion (62 High Street) from office to residential to provide 4 flats. Ground floor building line amendment to southern elevation of The Old Red Lion (62 High Street) to remove 700mm at ground floor only to provide improved visibility onto the High Street. Amendments to Forge Cottage on Missenden Mews to relocate front door, relocate car parking space and provision of new private amenity space within the site.)
No objection

b) Objections

i) Buckinghamshire Fire and Rescue Service, Fire Station, High Street, Great Missenden, Buckinghamshire, HP16 0BB **PL/19/1628/KA**
Notification of proposed works to trees in a conservation area, Proposal T1 Sycamore. Cut back to source up to approximately 10m. G1 Beech x 2 & 1 x Acacia Prune back branches back to suitable branch unions as close to boundary line as possible. A side reduction of approximately 3m. G2 Cherry Hazel Damson. Fell cherry and hazel in clump of trees on right. Sever ivy, cut back branches growing towards development and tidy damson on left. T2 Apple - Fell to ground level and remove all arisings. (Great Missenden Conservation Area) and or Notification of proposed works to trees in a conservation area at "The Cloisters", 125 High Street, and Bucks Fire & Rescue Fire Station, High Street. Great Missenden, Buckinghamshire.
Felling of a cherry, a hazel, and an apple tree; pruning of branches of 2 beech, a sycamore, an Acacia and a damson – all trees within Great Missenden Conservation Area

The committee oppose this application on the following grounds:-

- 1) There is no arboriculturist or tree surgeons report supporting the application and justifying the felling of the trees on health or safety grounds. Being within a conservation area these trees are afforded the same level of protection as if they were the subject of Tree Preservation Orders.
- 2) No provision is made in the proposed application for the replacement of any felled trees with alternative similar native species trees.
- 3) If any work is approved it should not take place between March and the end of August so as to minimise risk to birdlife dependant on the vegetation.
- 4) The application if granted would see a loss of trees and ecological habitats within a conservation area.

ii) "Pinecroft" Honor End Lane, Prestwood, Buckinghamshire, HP16 9HG **PL/19/1653/FA**

Single storey front outbuilding garage and store

In principle the committee would not oppose the application but for the fact that the location of the proposed single storey outbuilding, garage and store is felt to be:-

- a) Too close to the main road and
 - b) Too far in front of the building line of nearby properties
- and therefore there are potential highways and access risks and the proposed development is overbearing in nature because of its location and is out of keeping with the street scene.

iii) "The George Inn Public House" 94 High Street, Great Missenden, Buckinghamshire HP16 0AN

PL/19/1803/KA

Felling of a horse chestnut and an ash and re-pollarding of 4 horse chestnuts – all within a conservation area

The council oppose this application on the basis that:-

- 1) Again it is an application relating to trees within a conservation area and there is no arboriculturist or tree surgeons report supporting the application and justifying the felling of the trees on health or safety grounds. Whilst there is reference in the application to a need to remove trees T1 and T2 to preserve the wall there appears to be nothing to suggest that the trees themselves are unhealthy.
- 2) The application if granted would see a loss of trees and ecological habitats within a conservation area.
- 3) If the planning authority confirm what is suggested in the application, namely that for safety reasons to preserve and protect the wall alongside the footpath it is necessary to remove these 2 trees by way of mitigation replacements with alternative similar native species trees on the site should be provided.
- 4) If any work is approved it should not take place between March and the end of August so as to minimise risk to birdlife dependant on the vegetation

7. Councillor Rhodes drew the committee's attention to the planning application 19/06180/FUL in Wycombe District Council area in respect of "Upper Warren Farm" Hampden Road, Great Missenden, HP16 0JL. This is an application for the demolition of an existing barn and the erection of a single storey block comprising 6 letting rooms with en suites and a laundry/dining room with WC and bin stores along with conversion of a second barn to 2 self-contained 1 bed holiday flats and change of use of Ménage to recreational use for holiday lets, car parking and erection of lockable cycle store. There was discussion as to the additional level of traffic that this proposed development might generate and as to the nature of the road on which they are located as well as its speed limit. The committee agreed that any representations in respect of this application would be made by individual councillors rather than the committee.

8. Date of the Next Meeting – Monday 1 July 2019 at 19.30 in the Parish Office.

The meeting closed at 21.05