

GREAT MISSENDEN PARISH COUNCIL

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

Present: Councillor C Baxter (Chair)

Councillors: L. Cook, I. Lovegrove, V. Marshall, R. Pusey and S Rhodes

Apologies: Councillors G. Bridges, A Brazil, S Humphreys and M. Johnstone (Cllr Johnstone had submitted written observations to assist the committee)

Also present as liaison Chiltern District Councillor Gladwin

1) Public Forum:-

There was no-one present for the public forum and no public comments had been received.

2) Declarations of Interest:-

Councillor Lovegrove indicated that he had benefited from hospitality from the developers responsible for the matter at number 13 on the planning applications for consideration

3) Minutes: - It was agreed that the minutes of the meeting held on Monday 1 April 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 9 April in accordance with the decisions of the planning committee on 1 April as ratified by full council on 8 April letters were written to Chiltern District Council 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 1 April 2019.

5) Correspondence –

- i) The committee noted the notices of determination of planning applications received from Chiltern DC on 29 March, 2, 3, 9, 11, 12, 16, 17, 19, 24, 26, 27, 30 April and 1 May 2019. Councillor Baxter observed that on many of these applications there was no evidence of any representations having been made by the Parish council. Councillor Gladwin explained that once decisions are made the comments are removed from the public page of the website. The deputy clerk will check through the list to ascertain if on cases still awaiting a decision the Parish Council's comments are not visible and if so will write to Chiltern DC enquiring as to why this is the case. The committee felt that it is wrong that in some cases- where there is a degree of sensitivity or public opinion is strong, that the appearance given from the Chiltern DC website is that the Parish Council has not made any comment or observation on planning issues.
- ii) The committee noted that the application in respect of "land to the North" of Heath End Road Little Kingshill CH/2017/0290/FA was originally to be considered at the planning committee of Chiltern Dc on 18 April but that this was then removed from the agenda for that meeting. Councillor Gladwin explained that an amended application was likely to be submitted by the applicants who had requested the postponement of the consideration of the application.
- iii) The committee noted the response dated 5 April from Jane Langston Planning Delivery manager of Chiltern DC to Councillor Gladwin concerning the late receipt of notice of applications. The committee expressed surprise at the reasons given for the issues and the suggestion that in fact that there was no issue.
- iv) The committee noted the receipt of the minutes for Chiltern DC planning committee meeting of 21 March 2019.
- v) The committee noted the receipt of the agenda for Chiltern DC planning committee meeting of 18 April 2019
- vi) The committee noted that Chiltern DC had acknowledged receipt of the representations made by the Parish Council on 9 April in respect of the applications considered by the committee at its meeting on 1 April 2019.

vii) The committee noted the observations made by Councillor Rhodes with regard to the lighting and other matters at The Polecat, and the response from District Councillor Martin. It appears that although the due deadline date for a decision was 14 May the decision was in fact made on 8 April. There was a discussion as to how this could be, and how matters could be determined on reserved matters as not needing approval. Councillor Gladwin agreed to investigate this matter further.

viii) The committee noted that the Chiltern DC Planning committee meeting due to take place on 23 May had been postponed until Monday 10 June at 6pm, as a result of the European elections

ix) See ii) above

x) The committee noted that the Chiltern DC Planning committee meeting due to take place on 20 June had been postponed until Thursday 27 June at 6pm, as a result of the European elections.

xi) The committee noted the response from District Councillor Martin to Councillor Rhodes with regard to the car park and lighting at The Polecat

xii) The committee noted the successful appeal against the decision by Chiltern DC to refuse planning permission for the proposed development on land adjacent(to the north of) Idaho Cottage, 36 Wycombe Road, Prestwood, Buckinghamshire HP16 0PJ reference **CH/2018/0714/FA** appeal reference **APP/X0415/W/18/3217807**, and the Planning Inspectors reasoning for allowing the appeal. It was noted that the Planning Inspector was critical of a lack of evidence to support the assertions made by Chiltern DC in respect of a number of issues. There was a general discussion as to the fact that the Parish Council's concerns did not appear to be reflected. It was considered unfortunate that steps had not been taken to register "Idaho Cottage" as being of historical interest, and there were concerns as to the provision to be made to ensure the sustainability of the wildlife and natural environment of the site, in particular with regard to the population of great crested newts.

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) "Montserrat" Kiln Close, Prestwood, Buckinghamshire, HP16 9DJ **PL/19/0994/FA**
Single storey side extension
No objections

2) "Cornelia" 179 Wycombe Road, Prestwood, Buckinghamshire, HP16 0HJ **PL/19/1025/FA**
Demolition of rear conservatory, single storey rear extension
No objections

3) "Field Way", 17 Orchard Lane, Prestwood, Buckinghamshire, HP16 0NN **PL/19/1124/FA**
2 storey side extension, single storey rear extension, loft conversion with rear dormer and 2 side roof-lights, front porch

The Parish council has no objections in principle to the proposed development subject to the planning authority being satisfied that the development will provide sufficient parking capacity to meet the needs of the size of the property, and that access and egress from the premises will be suitable and safe.

4) "Russets" formerly "Roughit", Village Road, Ballinger, Buckinghamshire, HP 16 9LF **PL/19/1251/VRC**
Variation of condition 7 of planning permission CH/2018/0907/FA (demolition of existing bungalow and garage and erection of 2 storey house with detached garage using the existing access) to allow amended design
No objections

5) 42 Honor Road, Prestwood, Buckinghamshire, HP16 0NL **PL/19/1279/FA**
Single storey side/rear and front extensions
No objections

6) "Cherry View" 32, High Street, Prestwood, Buckinghamshire, HP16 9ED **PL/19/1345/FA**
Single storey side extension
No objections

7) Land adjacent to "Pemmern" Marriott's Avenue, South Heath, Great Missenden, Buckinghamshire, HP16 9QL **PL/19/1358/FA**
Erection of new dwelling
No objections

8) Great Missenden Police Office 117 High Street Great Missenden Buckinghamshire HP16 0BB **PL/19/1453/CONDA**
Application for approval of details reserved by condition number 3 on planning permission CH/2016/2408/FA (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)
No objections

9) "Elmhurst" High Street Great Missenden Buckinghamshire HP16 9AA **PL/19/1485/KA**
Crown reduction of a beech and removal of overhanging branches from two cypresses, a yew and a cherry - all within a Conservation Area
The Parish Council has no objections in principle to what appears to be a sensible programme of management of the trees at this location. This is however subject to the work being carried out at an appropriate time outside the season for birds nesting in the trees to be reduced.

b) Objections

The Committee considered the applications set out below to which it had objections and for which separate letters would be drafted:-

1) "North Gate", Nairdwood Lane, Prestwood, Buckinghamshire, HP16 0QH **PL/19/1085/FA**
Rear outbuilding
The Parish Council has concerns with regard to this application for which there appears to be no proper block plan. Over and above that the concern is that there seems to be no adequate provision for drainage of rainwater from the proposed office building which could therefore create a flood risk.

2) 18 Peppard Meadow, Prestwood, Buckinghamshire HP16 0SF **PL/19/1130/SA**
Application for certificate of lawfulness for proposed vehicular access and associated hardstanding
The Parish Council opposes this proposed development on the grounds that a) it would lead to a loss of amenity space that would leave the property with an inadequate amount of amenity space for the size of the property and b) the suggested provision of 2 parking spaces would in fact seem not to provide 2 parking spaces within the curtilage of the property but only 1 and a part space. If permission is granted this may lead to parking which obstructs the pavement outside the property.

3) "Badgers Gate", 22 Rook Wood Way, Little Kingshill, Buckinghamshire, HP16 0DF **PL/19/1229/FA**
Part single/part 2 storey side extension, enclosed front porch, window changes and addition of pitched roof to garage with 2 side roof lights
The Parish Council oppose this application on the grounds that the proposed extension should be subordinate to the main dwelling and is not. A reduced ridge height for the extension could meet this requirement. In addition the Parish Council is concerned that the change to the garage may reduce its size and the extent of parking provision at the property and in fact be designed to convert the garage into habitable accommodation.

4) "Spring Tops" Village Road Ballinger Buckinghamshire HP16 9LF

PL/19/1152/SA

Certificate of Lawfulness for proposed conversion of detached garage and replacement of garage doors with windows

The Parish Council oppose this application on the grounds that it is a) outside the principle elevation of the property, b) the loss of parking on the site with a corresponding increase in habitable accommodation and c) the access and egress from the site being potentially unsafe unless there is adequate turning space for vehicles on site, a concern aggravated by the fact that there are no pavements on the roadway to provide any degree of protection for pedestrians.

Although outside the Parish the committee has considered 2 applications of significance within the neighbouring parish and would wish to record its objections :-

5) "Affricks Barn", Affricks Farm, Watchet Lane, Little Kingshill, Buckinghamshire **PL/19/1211/FA**

Change of use of barn to form 4 holiday cottages, insertion of 10 roof lights, window and door alterations and associated parking

Great Missenden Parish Council opposes this application on the following grounds:-

- a) It is an inappropriate development which would involve the loss of agricultural property
- b) It is noted that there is no separate use class of holiday homes so that in effect the units created could become residential units.
- c) There are concerns as to the extent of parking provision for the size and scale of the proposed development.
- d) The proposed residential units fall within an area of an agricultural property and there are concerns as to the access to and safety of those using the residential units.

6) "Klee House" Deep Mill Lane, Little Kingshill, Buckinghamshire, HP16 0DJ

PL/19/1159/FA

Demolition of existing outbuilding and erection of detached dwelling with associated landscaping and formation of vision splays on existing vehicle access

Great Missenden Parish Council opposes this application on the grounds that the proposed change of use is inappropriate.

c) Other:-

"Briarbank" 11 Rook Wood Way, Little Kingshill, Buckinghamshire, HP16 0DF

PL/19/0756/FA

Demolition of existing sun room, erection of single storey rear extension, two storey front extension and replacement porch Amendment

The Parish Council feels unable to comment as to the proposed amendment as it is not possible from the information available on the Chiltern District Council website to ascertain what the amendment is

7. Date of the Next Meeting – Monday 3 June 2019 at 19.30 in the Parish Office.

The meeting closed at 21.15