

GREAT MISSENDEN PARISH COUNCIL

Minutes of a Meeting of the Planning Committee
held in the Parish Office at 7.30 pm
on Monday 5 August 2019

Present: Councillor M. Johnstone (Chair)

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

Apologies: Councillors C Baxter, A. Brazil and I. Lovegrove

Also from Chiltern District Councillor J. Gladwin

1) Public Forum:

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

2) Declarations of Interest

There were none.

3) Minutes - It was agreed that the minutes of the meeting held on Monday 1 July 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 1 July as ratified by full Council on 8 July had been submitted to Chiltern DC planning department as individual letters on 10 July and receipt had been acknowledged on the same day.

ii) The committee noted the updated list showing the outcomes of the planning applications considered at the meeting of 1 July and Councillor Johnstone set out the number of applications granted 4, refused 1, and undecided 7.

iii) The committee noted that in accordance with its decision on 1 July as ratified by Council on 8 July the approved draft letter to the Chiltern DC head of planning had been sent on 12 July and that no reply had as yet been received.

iv) The committee noted that in accordance with its decision on 1 July as ratified by Council on 8 July the approved letters to the residents of Peters Close had been sent to them by e-mail on 12 July.

v) Update on local plan representations

Councillor Johnstone led a brief discussion with regard to representations on the proposed Local Plan, outlining his observations, the detailed observations of Councillor Rhodes and some bullet points provided for discussion by the Deputy Clerk. It was agreed that members of the committee would further consider the draft plan and submit any comments to Councillor Pither and the Deputy Clerk. Councillor Johnstone would forward a summary to the chair of the Working Group Councillor Pither and that if possible something would be prepared for full council to be sent out with the papers for the meeting to take place on Monday 12 August, but if not for consideration by the working group on Friday 9 August at its meeting with a view to submitting recommendations to council immediately thereafter.

5) Correspondence:-

i) The committee noted the notices of determination of planning applications received from Chiltern DC on 29 June and 2, 4, 5, 9, 10, 11, 12, 13, 24, 26, 27, 30 and 31 July.

ii) The committee noted that on 5 July Chiltern DC had confirmed publication of the agenda for their Planning Committee meeting on Thursday 18 July at 6.30pm.

iii) The committee noted that on 5 July Chiltern DC had confirmed publication of the minutes of their Planning Committee meeting held on Thursday 27 June 2019.

iv) The committee noted that on 10 July Chiltern DC had written reminding that the consultation period for the Chiltern & South Bucks DC Local Plans and proposed CIL Levy was midnight on 19 July and then subsequently on 15 July had advised of the extension of the period for consultation until midnight on 23 August.

v) The committee noted that on 10 July Chiltern DC had advised of the publication of a supplemental report for its planning committee meeting to take place on 8 July at 6pm.

vi) The committee noted that on 18 July Chiltern DC had written advising of the appeals **APP/X0415/W/19/3232485** and **APP/X0415/W/19/3232566** in respect of land adjacent to Jewsons Chesham Road, Hyde End, planning application CH/2017/0747/FA for use for open commercial storage of bricks, building supplies, vehicles, plant, machinery and other equipment and materials (retrospective) and planning application CH/2017/1233/FA for the siting of a portacabin for a temporary period of 3 years to be used incidental to the permitted use of the land and that the appeals are to be by written representations. It was decided that no further observations were to be submitted.

vii) The committee noted that on 23 July Wycombe DC had advised of the publication of the Inspector's report in respect of the new Wycombe DC local plan and that the Inspector's view was that the plan was sound. The Deputy Clerk drew the committee's attention to the fact that the draft plan had been submitted for initial examination in March 2018 so some 17 months ago and that therefore if the same timescales were followed the Chiltern & South Bucks DC draft Local Plans could not be adopted by the time that Chiltern and South Bucks DC ceased to exist and that the new unitary authority will not be obliged to adopt it. The committee noted this but felt that the new authority would be likely to adopt the plan if it passed the consultation process.

viii) The committee noted that on 30 July Chiltern DC had advised of the publication of the minutes of its planning committee meeting of 18 July 2019.

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:-

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| 1) "Fairleigh", Chiltern Road, Ballinger, Buckinghamshire, HP16 9LH
Single storey rear extension | PL/19/2204/FA |
| 2) "Glenesk", Nags Head Lane, Great Missenden, Buckinghamshire, HP16 0ER
Single storey side extension. Porch. Front dormer window. Changes to windows. Removal of chimney stack | PL/19/2206/FA |
| 3) "Cherwen", 16 The Glebe, Prestwood, Buckinghamshire, HP16 9DN
Single storey rear extension, changes to fenestration and demolition of existing garage | PL/19/2117/FA |
| 4) 95 High Street, Great Missenden, Buckinghamshire, HP16 0AL
Insertion of 2 front and 4 rear roof lights and 2 rear sun pipes | PL/19/2231/FA |
| 5) "Innisfree Farm", Hyde Lane, Little Kingshill, Buckinghamshire, HP16 0RE
Notification of agricultural or forestry development under Schedule 2, Part 6 of the Town and Country Planning (General Permitted Development (England) Order 2015 for the erection of an agricultural building | PL/19/2291/AGN |

It is noted that this has already been determined

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| 6) "Peterley House", Peterley Lane, Prestwood, Buckinghamshire, HP16 0HH
Single storey side extension | PL/19/2333/FA |
| 7) "Acorn House" Broombar Lane, Great Missenden, Buckinghamshire, HP16 9JD
2 storey side extension and alterations to windows and doors to rear elevation | PL/19/2385/FA |

As a point of information there was no location plan for this property only a site plan and therefore finding it was a very real challenge.

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| 8) "Tanoa" Stag Lane, Great Kingshill, Buckinghamshire, HP15 6EW
Consultation from Wycombe DC re application for construction of front porch WDC reference 19/06546/FUL | PL/19/2422/ADJ |
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| 9) 2 Peters Close, Prestwood, Buckinghamshire, HP16 9ET
Application for certificate of lawfulness: vehicular access
In view of the application for the adjoining property having been approved despite the fact that this proposed access way is considerably wider it would be inappropriate for the Parish Council to oppose the application | PL/19/2345/SA |
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10) Former Zion Chapel, Kiln Road, Prestwood, Buckinghamshire **PL/19/2431/FA**
single storey rear extension, changes to windows and doors to side Elevation, insertion of 6 side roof lights, erection of front boundary wall, landscaping and changes for associated parking

11) 25 Sibleys Rise, South Heath, Great Missenden, Buckinghamshire, HP16 9QQ **PL/19/2440/FA**
Formation of vehicular access and driveway to front

b) Objections

1) "Broome Farm" Hyde Lane, Hyde End, Buckinghamshire, HP16 0RF **PL/19/2190/FA**
Demolition of existing storage buildings and structures, and erection of a dwelling

The council opposes this application on the grounds that:-

- a) This is a development in the Green Belt and therefore any development should only be approved in very special circumstances. It is difficult to see what if any special circumstances exist in this case.
- b) This is a development in the Area of Outstanding Natural Beauty where the natural beauty of the area should be preserved and enhanced and the Council has a duty to conserve and enhance natural beauty. The building in this location will be a harm to the openness of the area and therefore overbearing.

2) 2 Wardes Close, Prestwood, HP16 0SA **PL/19/2191/FA**
Relocation of 2 metre high boundary fence

The council note a series of applications in respect of this property the latest being an application to build a new dwelling that was refused and the appeal against the refusal was also rejected and oppose this application.

The council take the view that a fence of this nature in size and in this location is overbearing and creates lack of openness out of keeping with the locality.

The council are also aware of questions as to the extent of the curtilage and would suggest that the appropriate location for the boundary would be in its original place and at the original height

3) 33 Wycombe Road, Prestwood, Buckinghamshire, HP16 0NZ **PL/19/2181/FA**
Demolition of existing bungalow. Erection of 1 two storey detached dwelling and 1 single storey detached dwelling with associated parking and new vehicular access

The council oppose this application on the following grounds:-

- a) This development would be overdevelopment of the site and the layout and density is out of keeping with the locality
- b) The plans incorporate the removal of some trees and no mention is made of any replacement trees. Any trees removed should be replaced.
- c) The Council has concerns as to the adequacy of the access from the highway and whether this meets the required safety standards.
- d) The Council has concerns as to the adequacy of the parking provision bearing in mind the size of the proposed dwellings and the lack of alternative parking provision in the locality.

4) "Russets" formerly "Roughit" Village Road, Ballinger, Buckinghamshire, HP16 9LF **PL/19/2218/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 existing access) to allow for extending the rear single storey by 1 metre, repositioning garage, new garage roof to allow loft storage with access via external timber stair

The council originally supported the planning application and supported subsequent proposed variations. However in this instance the council feels that the increase in size and in particular height of the garage that is now proposed would be overbearing. There is a further concern that what is said to be a storage facility will become an extension of living accommodation

5) 30 Lawrence Grove, Prestwood, Buckinghamshire HP16 0QG

PL/19/2277/TP

Crown reduction 25-30%, removal of deadwood and crown lifting on trees subject to TPO at rear of 28-30 Lodge Lane (Oak Tree protected by TPO/1996/008)

The Parish council notes that the tree on which it is proposed to work is not owned by the applicant but that the owner has agreed to permit the work if authorized. The Council opposes this application on the grounds that:-

- a) The photograph of the tree produced with the application shows what appears to be a perfectly healthy tree which is of course subject to a Tree Preservation Order.
- b) There is nothing in the application to suggest any need for the reduction of the tree and in particular there is no expert report from an arboriculturist or tree surgeon which the council understands is a requirement in such applications.

6) "The Old Red Lion" 62, High Street, Great Missenden, Buckinghamshire HP16 0AN

PL/19/2241/FA

Change of use to 7 residential flats (use class C3) and 2 commercial units (use class A1) with partial demolition of ground floor, addition of external stairs to side and balconies to rear, changes to doors and windows

The council opposes this application and notes that it is ancillary to the application allowed on appeal in respect of land at the rear of this property, which also allowed for 4 flats within this building. In the application allowed on appeal it appears that the parking provision for that development was less than that normally required for the size of the development.

a) That being the case parking is a clear potential issue. It is noted that only 7 parking spaces (so 3 additional spaces for the 3 additional dwellings) are provided for this proposed development so 1 per dwelling. There is no apparent parking provision for:

- i) more than 1 vehicle owning occupant of each dwelling;
- ii) any visitors to any of these residential units
- iii) any staff working in the remaining commercial units
- iv) any visitors or customers attending the remaining commercial units

Parking provision on the street is restricted and due to lack of public car parking the parking issue is considered toxic by local residents and traders.

b) The proposed development therefore also seems to be an overdevelopment of the building with the density being too high

c) Any development approved should ensure provision in the conversion of the building for adequate sound insulation between the units.

d) The Development allowed on appeal was in part allowed on the basis of traffic flow and access arrangements to the site, the principle access to which is alongside the building the subject of this application. The addition of 7 dwellings with 7 car parking spaces will completely change the volume of traffic movements over what was accepted by the Planning Inspector is a limited and not ideal access way. The council therefore opposes this application on the basis that the attendant increase in traffic movements as a result of this additional development would increase the risk to pedestrians and other users of the High Street and be unsafe.

7. The committee noted the matter for information namely that following the successful application by Punch Taverns to build alongside The Green Man in Prestwood they have now made an application PL/19/2309/FA to build 2 semi-detached houses in the grounds of The Squirrel in Penn.

8. Date of the Next Meeting – Monday 2 September 2019 at 19.30 in the Parish Office.

The meeting closed at 21.00.