

GREAT MISSENDEN PARISH COUNCIL

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

Present: Councillor C Baxter (Chair)

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

Apologies: Councillors S. Humphries and I Lovegrove

1) Public Forum:

Councillor J. Gladwin from Chiltern DC attended in his capacity as liaison

2) Declarations of Interest

There were none.

3) Minutes - It was agreed that the minutes of the meeting held on Monday 3 June 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 its representations in accordance with the decisions of the meeting of 3 June as ratified by full Council on 10 June had been submitted as individual letters to Chiltern DC Planning department and that for some reason Chiltern DC had amalgamated the letters and put a composite version on a number of planning records.
- ii) The committee noted the updated list showing the outcomes of the planning applications considered at the meeting of 3 June.
- iii) The issues for update by Councillor Gladwin were, it was noted, mainly covered in the draft letter to Chiltern DC. Councillor Gladwin confirmed that the planning enforcement team had liaised with the management of The Polecat with regard to their signage and hedge at the property.
- iv) The committee approved the letter drafted to be sent to Chiltern DC head of planning outlining concerns and issues identified.
- v) The committee approved the letters drafted to be sent to the 2 residents who had complained about the Parish Council's response to the planning application relating to 3 Peters Close Prestwood.

5) Correspondence:-

- i) The committee noted the notices of determination of planning applications received from Chiltern DC on 30 May and 1, 11, 12, 13,14,15,18 and 25 June 2019. The committee discussed the issues raised by Councillors Baxter and Marshall as to whether any checks were carried out by the District Council as to whether tree cutting was in accordance with the conditions imposed on any decision. Councillor Gladwin agreed to make enquiries and report back.
- ii & iii) The committee noted that on 31 May Chiltern DC advised that the draft 2036 local plan and CIL draft charging schedule would be available for consultation from 7 June through until 19 July 2019 and the poster provided for display. The committee further noted that any submissions need to be made by 19 July. No-one from the planning committee felt able to lead a working party to draft representations and the decision was made to ask Council to appoint someone to lead a working party. Councillor Johnstone had attended one of the drop in sessions but had not found it particularly helpful or informative. He observed that there were some concerns such as the reduction in minimum size of rear gardens from 15 to 10 metres, reference to HS2 etc. which promoted further discussion. The committee were reminded that the plan is unlikely to be ready for adoption before Chiltern DC ceases to exist and is replaced by the Unitary Authority and that the new authority is not obliged to adopt the plan. Councillor Gladwin explained that the other District Council had local plans and that it was likely that the Chiltern and South Bucks DC local plan would be adopted as without it the Unitary Authority might be exposed to pressure from developers. There was then further discussion about the impact of the Oxford- Cambridge corridor development and the impact that this may have on the Chilterns.
- iv) The committee noted that Wycombe DC had advised of its consultation on the Princes Risborough expansion supplemental planning document, the consultation period being between Tuesday 4 June and Sunday 21 July but had no specific issues to raise.

- v) The committee noted that on 7 June Chiltern DC had advised of the username and password for access to comment on the draft local plan and asked the deputy clerk to check as to whether the code provided by Chiltern DC was for use solely by the Parish Council or for individual councillors
- vi) The committee noted the outcome that the planning appeal in respect of 2 Wardes Close, Prestwood, an application to erect an attached 2 storey dwelling CH/2018/0471/FA Appeal reference **APP/X0415/W/18/3217021** – had been dismissed
- vii) The committee noted that on 12 June Chiltern DC had acknowledged receipt of the letters of 10 June 2019 written to them setting out the representations of GMPC on each application considered at the parish planning committee meeting of 3 June.
- viii) The committee noted that on 12 June Chiltern DC had advised that the Community Infrastructure Levy draft schedule would be available for comment between 7 June 2019 and 19 July 2019 and resolved that this should be considered along with any responses proposed in respect of the draft local plan
- ix) The committee noted the concerns expressed on 14 June by Councillor Rhodes in respect of application PL/19/1653/FA which had not yet been determined and where works appeared to have already started. It was unclear whether these were works associated with the application and requiring permission or ancillary or preparatory works not requiring permission and before making any submissions to Chiltern DC it was agreed that further enquiries would need to be made
- x) The committee noted that on 14 June Chiltern DC had written offering the opportunity to meet its building surveyor's team on 4 July 2019 between midday and 2pm in the small committee room at Chiltern DC offices Amersham. However as a result of other meetings that day no-one on the committee was able to attend. Councillor Pusey had attended a similar session at the South Bucks DC offices and outlined to the committee the role played by the building surveyors.
- xi) The committee noted that on 17 June 2019 Chiltern DC had advised that the minutes of its planning committee meeting of 10 June had been published
- xii) The committee noted that on 17 June 2019 Chiltern DC had advised that the agenda for its planning committee meeting of 27 June had been published
- xiii) The committee noted the format of the Chiltern & South Bucks DC Local Plan Examination in Public Consultation form for representations and observed that it was not a simple form to complete and not particularly user friendly

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) "Hillside", Heath End Road, Great Kingshill, Buckinghamshire, HP15 6HS
Application for a certificate of lawfulness for existing single storey side extension | PL/19/1852/EU |
| 2) "Orchid House", 76, Wycombe Road, Prestwood, Buckinghamshire, HP16 0HW
Single storey rear extension | PL/19/1711/FA |
| 3) 7 Nairdwood Way, Prestwood, Buckinghamshire, HP16 0QW
Application for certificate of lawfulness for proposed replacement of hung-tiling, fascias, soffits, black guttering and downpipes | PL/19/1798/SA |
| 4) "Au Chat Noir" 10, Rook Wood Way, Little Kingshill, Buckinghamshire, HP16 0DF
Conversion of loft into habitable space, incorporating front and rear dormer, front porch with pitched roof, changes to front windows | PL/19/1843/FA |
| 5) 14 Chiltern Manor Park, Great Missenden, Buckinghamshire, HP16 9BL
Car port and hardstanding for an additional parking space and erection of 2 outbuildings to rear, adjustment of kerb line of access roads | PL/19/2020/FA |

The Council has no objection to the proposals but would ask that appropriate conditions are attached to permission if granted to ensure that no work is carried out during bird breeding season if there is any risk of disturbing bird nesting, and that all possible steps are taken to ensure that risk of root damage to the trees is minimised

6) The Whym", Heath End Road, Great Kingshill, Buckinghamshire, HP16 6HL **PL/19/2031/FA**
Two storey rear extension, part single/part 2 storey front extension and roof alterations to convert bungalow to two storey dwelling house. Alterations to existing windows.

7) 2 Headland Close, Great Missenden, Buckinghamshire, HP16 9AP **PL/19/2032/FA**
Part 2 storey/part single storey side extension, window changes, demolition of garage

8) Land Adjacent to "Pemmern", Marriotts Avenue, South Heath, Buckinghamshire, HP16 9QL **PL/19/1358/FA**
Amendment to application for erection of new dwelling
The Parish Council's original view as to the application which was considered at its May meeting is recorded on the CDC website. The Parish Council's view remains the same save that they would encourage the Planning Authority to impose a planning condition as to the replacement of the tree that has been felled.

9) 10 Church Street Great Missenden Buckinghamshire HP16 0AX **PL/19/2080/CONDA**
Application for approval of details reserved by condition 2 on planning application PL/18/4833/FA - Single storey rear extension and partial demolition of existing lean-to rear extension.

b) Objections

1) "Holly Hatch Cottage" (formerly "The Beeches") Nags Head lane, Great Missenden Buckinghamshire HP16 0HD **PL/19/1830/OA**

Outline planning application demolition of existing garage and erection of a detached 2 storey dwelling with access, parking and amenity space

The Parish Council opposes this proposed development on the grounds that:-

- a) The proposed development is overbearing in nature,
- b) The proposed development amounts to overdevelopment of the site and would adversely impact on those in neighbouring properties.
- c) That the proposed development may not provide adequate parking provision and comply with current parking standards
- d) That the proposed development provides a proposed access to the site where there may not be an adequate vision splay to meet highway safety standards.

2) 14 Graeme Avenue, Prestwood, Buckinghamshire, HP16 0NT **PL/19/1957/FA**
Single storey extension to side elevation, reposition of front door, addition of solar panels and roof lights to roof and rear extension to garage

The Parish Council opposes this proposed development on the grounds that:-

- a) The proposed development would seem to lead to an unacceptable level of loss of amenity space for the property
- b) The proposed development does not appear to make adequate parking provision for the size of the property or to comply with current parking standards.
- c) That the proposed development would be an excessive density for the area in which it is located and the layout out of keeping with neighbouring properties
- d) The proposals as to access do not appear to comply with highways requirements as to vision splays and may therefore be unsafe
- e) There is concern that on one of the plans it appears that a part of the proposed development may fall outside the curtilage of the property and potentially be on or over the highway

3) 53 High Street, Prestwood, Buckinghamshire, HP16 9EJ **PL/18/4695/FA**
Demolition of existing rear extension and garage, construction of 2 storey rear extension to form new apartment and internal changes. Amendment to application

The Parish Council opposed this proposed development when it was originally made and whilst the amendment addresses 1 of the concerns of the Parish Council the other objections are not addressed and remain namely:-

- a) The proposed development would be overbearing in relation to the adjoining properties and in particular their residential elements.
- b) The depth of the proposed extension appears not to comply with 'splay line' regulations in relation to first floor windows of adjacent properties.
- c) The proposed development would overshadow the neighbouring properties.
- d) The parking provision within the proposed development is inadequate. In reality the dimensions of the parking spaces and the gap that would remain for access and egress to them is such that they could not all be utilised.
- e) Access and Highway safety would appear to be compromised by the fact that the parking arrangements do not appear to leave sufficient room if occupied to allow for vehicles to turn around on the site. If this is the case it would necessitate leaving the site by reversing onto the main road.

7. Date of the Next Meeting – Monday 5 August 2019 at 19.30 in the Parish Office.

The meeting closed at 21.10.