

# GREAT MISSENDEN PARISH COUNCIL

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

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

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

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

Also present Chiltern District Councillor J. Gladwin our planning liaison councillor

## 1) Public Forum:

1 member of the public attended to express his views and answer questions from the committee with relating to the application at number 4 on the list for consideration namely CH/2017/0290/FA , land to the north of Heath End Road Little Kingshill. It was explained to the committee that a number of works had already been carried out despite the fact that planning permission has not been granted (the decision had been deferred) these included around 500 metres of roadway and a considerable amount of fencing. In their opinion the parking area to be provided is disproportionate to the proposed operation, the plan is incorrect and has not been updated to include the works that have already been carried out and fails to mention the existing infrastructure and footpaths. In addition it appears that the operation will not be commercially viable, and no profit has been generated over the entire time that the operation has been running. It was suggested that it is non-agricultural with a focus on parties and experiences. The proposed 3 bedroom cabin is for 1 person who happens to be the owner's son and has a larger footprint than the majority of houses in the vicinity. The owner had carried out a similar operation in the Swindon area which had been developed and sold on. Councillor Gladwin confirmed that the application had been called in. The member of the public left having left a copy of his comments together with plans and photographs and having been advised that he would be updated as to the views of the committee. The Council had opposed the application when it was first made and the committee agreed to repeat its representations from 2017 along with added objections on the basis of the lack of evidence as to the viability of the business proposed, and the excessive size of a rural dwelling.

## 2) Declarations of Interest

There were none

**3) Minutes** - It was agreed that the minutes of the meeting held on Monday 2 September 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 on 10 September in accordance with the decisions of the planning committee made on 2 September and ratified by Council on 9 September, letters had been written to Chiltern DC planning department setting out the representations of GMPC on each application considered and that Chiltern DC had acknowledged receipt of those representations on the same day. A new e-mail address for Chiltern DC planning was noted as [Planning@chilternandsouthbucks.gov.uk](mailto:Planning@chilternandsouthbucks.gov.uk).
- ii) The committee noted the updated list showing the outcomes of the planning applications considered at the meeting on 2 September and Councillor Johnstone commented on the success rate and the number of applications that had not been determined. Councillor Gladwin made the point

that the head of planning was due to leave in November and that there were some issues for both the planning team and the council as a whole in light of the forthcoming change to a Unitary Authority. He encouraged the committee to draw to his attention any specific issues that he could take up in particular if a GMPC response is not shown under the relevant planning application.

iii) The committee noted that on 11 September in accordance with the decision of the planning committee made on 2 September and ratified by Council on 9 September a letter had been written to Bucks County Council planning department setting out the Parish Council's representations on the planning application relating to the Misbourne School and that an acknowledgement was received on 23 September.

#### **5) Correspondence:-**

i) The committee noted the notices of determination of planning applications received from Chiltern DC on 29 and 31 August and 3, 4, 6, 12, 18, 20, 24, 25, 26, 27, and 28 September.

ii) The committee noted that on 2 September Chiltern DC had published their agenda for their planning committee meeting scheduled for 12 September at 6pm

iii) The committee noted that on 10 September Chiltern DC had advised that the Parish Council comments on the proposed local plan for 2036 had been received and would be commented on in due course.

iv) The committee noted that on 11 September Chiltern DC had confirmed that the notice relating to the application by the Parish Council for the Memorial Centre (PL/19/2879/FA) was amended by the addition of a date and advising the date for determination is 24 October 2019.

v) and vi) The committee noted that on 18 and 20 September Chiltern DC had advised as to the progress in considering and accepting GMPCs representations as to the proposed local plan for 2036. It was agreed that the deputy clerk would circulate to planning committee members the password and username for access to the site.

vii) The committee noted the acknowledgement of 23 September from Bucks CC in respect of the Parish Council's representations relating to the Misbourne School Planning Application

viii) The committee noted the advice from Chiltern DC that the appeal against their refusal of planning permission in respect of the land adjacent to "Netherfield" Kiln Road, Prestwood, Buckinghamshire, HP16 9DH (PL/18/4762/FA) APP/X0415/W/19/3228104 had been dismissed.

ix) The committee noted the observations received from a local resident relating to the planning application for the Misbourne School with particular reference to the South Bucks Way

x) The committee noted that on 26 September Chiltern DC had advised of the cancellation of its planning committee meeting scheduled for 10 October. Some concern was expressed as to the impact of this, but Councillor Gladwin reassured the committee that the majority of planning decisions were taken by officers under delegated powers, but that anything called in for consideration by committee would be deferred for consideration at the next committee meeting.

xi) and xii) The committee noted the representations received on 30 September and 1 October from, another local resident with regard to the planning application relating to the Misbourne School, and in particular the errors made by the Bucks CC planning department with regard to publication of information that should not be published and a failure to publish the representations of the GMPC. It was observed that if the matter goes to committee the parish council should be represented and Councillor Rhodes agreed to attend. It appears that the committee meeting is likely to be on 4 November but the Deputy Clerk will confirm the date as soon as it is formally announced.

xiii) The committee noted the letter of 26 September from Bucks CC in response to the Parish Councils letter of 21 September relating to the Misbourne School which had addressed concerns as to the way in which the planning application had been dealt with. It was agreed that a further letter should be drafted for Council to consider at the next meeting

## 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) "Drift Cottage" Kiln Road, Prestwood, Buckinghamshire, HP16 9DH

**PL/19/2824/FA**

Conservatory roof conversion

2) 11 Stocklands Way, Prestwood, Buckinghamshire, HP16 0SJ

**PL/19/2615/FA**

Single storey rear extension

3) "Well Cottage", Missenden Road, Great Kingshill, Buckinghamshire.

**PL/19/2847/FA**

Demolition of existing conservatory and construction of 2 storey side extension

4) Bungalows 1 & 2 Peterley Wood Farm, Peterley Lane, Prestwood, Buckinghamshire, HP16 0HH

**PL/19/2845/FA**

Single storey side extension to each bungalow

5) Great Missenden Memorial Centre, Link Road, Great Missenden, Buckinghamshire, HP16 9AE

**PL/19/2879/FA**

Insertion of door and window to northeast elevation, removal of dormer window and alterations to existing window

6) "Lapwing Cottage" Hotley Bottom lane, Prestwood, Buckinghamshire, HP16 9PL

**PL/19/2838/FA**

Single storey rear extension, changes to windows including insertion of rear roof light, Juliet balcony to side and alterations to roof of single storey rear projection

7) 46 St Margaret's Grove, Great Kingshill, Buckinghamshire, HP15 6HP

**PL/19/3050/FA**

Erection of a rose arch to front of property (retrospective)

8) "Michaelmas Croft" Grimms Hill, Great Missenden, Buckinghamshire, HP16 9BG

**PL/19/3007SA**

Construction of 2 brick garden pavilions with plain clay tile and lead flashed roof. Certificate of lawfulness

9) 12A Peters Close. Prestwood, Buckinghamshire, HP16 9ET

**PL/19/3083/SA**

Application for Certificate of Lawfulness for proposed vehicular access and hardstanding to front of property

10) "Tarragon", Nairdwood lane. Prestwood, Buckinghamshire, HP16 0QH

**PL/19/3114/TP**

T1 Hornbeam- crown reduction 1.5 metres to previous pruning points, T2 Red oak- remove 2 lowest branches to branch collars (TPO 2005 1)

11) Land on the North West side of Frith Hill, South Heath, Buckinghamshire.

**PL/19/3147/FA**

Erection of a lower ground floor, ground floor extension and re-cladding of single dwelling

12) 53 Church Street, Great Missenden, Buckinghamshire, HP16 0AZ

**PL/19/3204/KA**

Pruning of 2 Limes within a Conservation Area

13) "Rellyn", Spurlands End Road, Great Kingshill, Buckinghamshire, HP15 6HY

**PL/19/2850/SA**

Certificate of lawfulness for demolition of existing conservatory and erection of larger conservatory

14) "Braemar" 28 Honor Road, Prestwood Buckinghamshire HP16 0NJ

**PL/19/2985/NMA**

Non Material Amendment to planning permission 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.) to allow for: Change of roof tile

15) "Braemar" 28 Honor Road, Prestwood Buckinghamshire HP16 0NJ

**PL/193266/NMA**

Non-material amendment to planning permission 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.) to allow reduction in rear extension roof height

16) "Rivendell" Marriotts Avenue, South Heath, Buckinghamshire HP16 9QW

**PL/19/3110/NMA**

Non-Material amendment to planning permission CH/2018/0787/FA to allow: Alterations to some fenestration, adjustment of bedroom 3 dormer position and internal layout.

17) 14 Chiltern Manor Park Great Missenden Buckinghamshire HP16 9BL

**PL/19/3210/CONDA**

Application for approval of details reserved by condition 3 on planning application PL/19/2020/FA. Car Port and hardstanding for an additional parking space, erection of 2 outbuildings to rear, adjustment of kerb line of access roads

18) 14 Chiltern Manor Park Great Missenden Buckinghamshire HP16 9BL

**PL/19/3269/TP**

Removal of a hornbeam and a Lawson Cypress and crown lifting of a group of small beech trees - all protected by a Tree Preservation Order

19) Rear of 82 High Street Great Missenden Buckinghamshire HP16 0AN

**PL/19/3173/CONDA**

Application for approval of details reserved by conditions 2, 3, 4, 5, 6, 7 & 8 on planning permission CH/2015/1417/FA. (Erection of six new dwellings with access from Twitchell Road, two detached garage blocks, parking areas and landscaping (scheme amended from seven to six dwellings)

20) "Cherwen" 16 The Glebe Prestwood Buckinghamshire HP16 9DN

**PL/19/3294/FA**

Single storey rear extension

**b) Objections**

1) "Thornleigh", 31 Blacksmith Lane, Prestwood, Buckinghamshire, HP16 0NP

**PL/19/2821/FA**

Single storey side and rear extension and additional window to side elevation.

The council opposes this application on the grounds that:-

- a) The proposed extension would be an over development of the plot
- b) The proposed extension would lead to a significant loss of amenity space for the property
- c) There are concerns as to whether there is sufficient on-site parking to service the property if extended as proposed.
- d) The quality of the plans on the Chiltern DC website is such that they do not allow a more considered view of the planned application

2) Land to the North of Heath End Road, Little Kingshill, Buckinghamshire

**CH/2017/0290/FA**

Temporary rural workers dwelling, erection of general purpose agricultural building and yard, formation of farm track

The council opposes this application on the grounds that:-

As indicated in its original representations made on 11 April 2017

- a) It is an inappropriate development within the Green Belt
- b) It is an inappropriate development within an Area of Outstanding Natural Beauty

In addition

- c) There are no very special or exceptional circumstances that apply to justify the development within the Green Belt.
- d) In particular the business does not appear to be viable in its present or proposed format
- e) the nature and size of the proposed dwelling is disproportionate and out of keeping with any rural development within the Green Belt.
- f) The plans with the application do not appear to have been amended to reflect all of the development that has already taken place on site such as the fencing of off footpaths

3) "Ashlawn" Copes Road, Great Kingshill, Buckinghamshire, HP15 6JE

**PL/19/2806/FA**

Two storey/front side extension and changes to windows and doors to front and rear elevation

The council opposes this application on the grounds that:-

The proposed development would be overbearing particularly for the neighbouring property to the left of the property

4) 2 Sylvia Close, Great Missenden, Buckinghamshire, HP16 0ES

**PL/19/2929/FA**

Erection of garage, conversion of existing garage into habitable space, new hardstanding and rebuilding of the boundary wall

The council opposes this application on the grounds that:-

The design and appearance of the proposed extension is out of keeping with the street scene, in particular by locating the new garage at the front of the plot and by the size and style of the development

5) "Holly Hatch Cottage" (formerly The Beeches) Nags Head Lane, Great Missenden, Buckinghamshire, HP16 0HD

**PL/19/2902/OA**

Outline planning permission for erection of a detached two-storey dwelling with access, parking, and amenity space, and the erection of a replacement garage

The council opposes this application on the grounds that as indicated in its previous objections submitted in respect of the previous application PL/19/1830/OA submitted on 11 July 2019

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.

In addition:-

e) The property is within the Green Belt where development is presumed to be inappropriate subject to limited exceptions and there do not appear to be any very special circumstances to justify this proposed development.

6) "Honor Cottage" 15 Barley View, Prestwood, Buckinghamshire, HP16 9BW

**PL/19/2772/FA**

Formation of vehicle crossover onto High Street and erection of fence and gates at entrance of Barley View

The council opposes this application on the grounds that:-

When permission was granted for the property in 2009 (reference CH/2009/1434/FA a specific condition was imposed that the access should comply with Bucks CC guidance as to private vehicle access within highway limits 2001 in order to minimise danger, obstruction and inconvenience to users of the adjoining highway

Changing the point of access by vehicle from Barley View to the High Street would create issues of highway safety as identified by Bucks County Council who identify the fact that granting permission for a crossover at this point in the High Street would provide only 33 metres of visibility to the right some 25% less than the required visibility for an access onto a road that has a 30mph speed limit.

Furthermore as main road from the A413 and Great Missenden towards High Wycombe traffic flow is heavy and evidence collected by the Parish Council suggests regular exceeding of the speed limit on this stretch of the road which has in the last 12 months resulted in at least one significant accident in the vicinity

7) "Hollytree", Wood Lane, South Heath, Buckinghamshire, HP16 0RB

**PL/19/2782/FA**

Demolition of existing conservatory, infill ground floor side extensions, roof extension and changes to fenestration

The council opposes this application on the grounds that:-

- a) The development proposed is overbearing in nature
- b) The design and appearance of the proposed development is not in keeping with the existing street scene
- c) The proposed development appears to be too close to the boundary of the neighbouring property.
- d) The proposed development is out of character for the neighbourhood.

8) 33, Wycombe Road, Prestwood, Buckinghamshire, HP16 0NZ

**PL/19/3230/FA**

Demolition of bungalow and erection of 2 semi-detached 2 storey dwellings and 1 detached single storey dwelling, formation of vehicle access, parking and landscaping

The council opposes this application on the grounds that it set out in its letter of 13 August in relation to the previous application PL/19/2181/FA which was subsequently granted and allowed for 2 properties on this site namely:-

- 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.
- The current plan to add an additional dwelling on the site leads to:-
- e) Further overdevelopment of the site with the layout and density being out of keeping with the locality.
  - f) A reduction in the amount of amenity space provided for each of the proposed dwellings to what appears to be below the required amounts.
  - g) An increase in traffic generation from the site

**8. Date of the Next Meeting** – Monday 4 November 2019 at 19.30 in the Parish Office.

The meeting closed at 21.37