

# GREAT MISSENDEN PARISH COUNCIL

Minutes of a Meeting of the Planning Committee  
held in the Parish Office at 7.30 pm  
on Monday 2 September 2019

**Present:** Councillor C. Baxter (Chair)

Councillors: M. Johnstone, V. Marshall, R. Pusey (from 9pm) and S. Rhodes

**Apologies:** Councillors A. Brazil, L. Cook, S. Humphries, and I. Lovegrove

Also from Chiltern District Councillor J. Gladwin

## 1) Declarations of Interest

There were none save that Councillor Pusey on arrival declared a potential interest in respect of the application regarding "Chapel Farm", Hyde Lane, Hyde End, Buckinghamshire, HP16 0RF **PL/19/2568/FA** and therefore took no part in the discussion on this application

**2) Minutes** - It was agreed that the minutes of the meeting held on Monday 5 August should be signed as a correct record, and Councillor Johnstone duly signed a copy of the minutes.

## 3) Public Forum:

There were 5 members of the public forum all interested in the application (12) on the list of planning applications for consideration, this being the application in respect of "Ikoyi", Broombarne Lane. The 5 members of the public were all residents of Broombarne Lane. The deputy clerk explained to them the procedure to be followed and the fact that Parish Council representations must be based on planning considerations alone. RG had submitted a draft copy of his representations to be made to Chiltern DC and expanded upon them in addressing council and answering questions. He explained his opposition relates to the development in relation to the property to be built behind the current dwelling. He does not oppose the replacement of the existing building. The proposed tandem development is not compliant with the existing local plan or the draft local plan. It is in the AONB with Green belt on 2 sides would be visually intrusive to the Green Belt, and ecologically unsound. 1 tree which the ecological report suggested should be retained has already been removed against that guidance. There are also concerns that for the size of the property the provision of only 3 car parking spaces will be inadequate. He also commented on the impact on the amenities for his property. JS indicated that the road is narrow and that inadequate parking if it led to parking within the road would cause issues and potentially make it impossible for him to gain access or egress from his property. PW indicated that in 1983 an application to build 89 houses on this site had been refused.

To save those members of the public sitting through the entire meeting it was agreed to discuss this application at this point and the committee determined to make representations opposing the application which are set out below. The members of the public were thanked for attending and then left the meeting.

## 4) Matters arising –

i) The committee noted that on 13 August in accordance with the decisions of the planning committee made on 5 August and ratified by Council on 12 August, letters had been written to Chiltern DC planning department setting out the representations of GMPC on each application considered and to Wycombe DC planning department in respect of 1 application and that on the same day both Chiltern and Wycombe DCs had acknowledged receipt of those representations

ii) The committee noted the updated list showing the outcomes of the planning applications considered at the meeting on 5 August.

## 5) Correspondence:-

i) The committee noted the notices of determination of planning applications received from Chiltern DC on 1, 2, 3, 6, 9, 14, 20, 24 and 28 August.

- ii) The committee noted that on 1 August Chiltern DC had advised that their planning committee meeting scheduled for 15 August at 6pm had been cancelled.
- iii) The committee noted that on 7 August Chiltern DC had advised that the planning appeal APP/X0415/W/19/3220949 in respect of planning application PL/18/2197/FA relating to land to the rear of 14-16 Kings Lane, South Heath Buckinghamshire HP16 0QY for 3 dwellings had been dismissed.
- iv) The committee noted the advice on 12 August from Bucks County Council that the Buckinghamshire Minerals and Waste Local Plan had been adopted. Councillor Baxter observed that further representations could still be made as to the plan
- v) The committee noted that on 13 August Chiltern DC had advised that the planning appeal APP/X0415/Z/19/3224699 in respect of planning application CH/2017/1228/AV relating to land adjacent to Jewsons, Chesham Road, Hyde End, Buckinghamshire and a retrospective application for 2 non-illuminated freestanding advertisement signs had been allowed. The committee were reminded that there were 2 further appeals relating to this site as to usage and a building, and in light of the success of this appeal it is anticipated that the appellants will win both the other appeals.
- vi) The committee noted the communication received from the Chilterns Conservation Board relating to its management plan for the Area of Outstanding Natural Beauty from 2019 to 2024 and agreed to consider it when making observations on planning applications.
- vii) The committee noted the circulated details on training courses to be run by BMKALC including the course to be held in Aston Clinton on 27 November in respect of Neighbourhood Planning. There was a discussion as to the cost and necessity of these courses. It was agreed that details of the courses should be on the full council meeting agenda.
- viii) The committee noted that Chiltern DC had specifically acknowledged receipt of the representations made on 13 August by GMPC in respect of 2 Peters Close, Prestwood, PL/19/2345/SA, and there was a discussion as to why those representations had been made.
- ix) The committee noted that Chiltern DC had specifically acknowledged receipt of the representations made on 13 August by GMPC in respect of "Tanoa", Stag Lane, Great Kingshill PL/19/2422/ADJ.
- x) The committee noted that on 19 August Wycombe DC had advised of the adoption of its local plan
- xi) The committee noted that on 22 August Chiltern DC had confirmed receipt of the e-mail representations submitted to them on the Chiltern & South Bucks District draft local plan and the committee were advised that in addition the representations had then been uploaded to the Chiltern DC website, and confirmed as received in that format

## **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) 9 Chiltern Manor Park, Great Missenden, Buckinghamshire HP16 9BL<br>Single storey rear infill extension<br>and<br>9 Chiltern Manor Park, Great Missenden, Buckinghamshire HP16 9BL<br>Loft conversion with 2 rear dormers and 2 rear roof lights | <b>PL/19/2552/FA</b><br><br><b>PL/19/2538/FA</b> |
| 2) "White Ladys" Greenlands Lane, Prestwood, Buckinghamshire, HP16 9QU<br>Certificate of Lawfulness for proposed single storey rear extension   | <b>PL/19/2448/SA</b>                             |
| 3) "Field Way", 17, Orchard Lane, Prestwood, Buckinghamshire HP16 0NN<br>Two storey side and front extension, single storey rear extension, loft conversion with rear dormer and 2 front and 2 side roof lights, front porch.                       | <b>PL/19/2460/FA</b>                             |

In principle the council have no objection to this application subject to the planning officer being satisfied that the development is not too close to the boundary of the adjoining property and thus intrusive and overbearing

- 4) "Longhope", Rignall Road, Great Missenden, Buckinghamshire, HP16 9AJ  
Application for certificate of lawfulness for proposed changes to windows and internal alterations **PL/19/2567/SA**
- 5) 11 Stocklands Way, Prestwood, Buckinghamshire, HP16 0SJ  
Single storey rear extension **PL/19/2615/FA**
- 6) "The Old Sawmill" and land adjoining, Heath End Road, Great Kingshill, Buckinghamshire, HP15 6HS  
Two storey front extension **PL/19/2480/FA**
- 7) "The Whymm", Heath End Road, Great Kingshill, Buckinghamshire, HP15 6HL  
Single storey rear extension, part single/part 2storey front extension, and roof alterations to convert bungalow to 2 storey dwelling house. Alterations to existing windows. **PL/19/2031/FA**
- It was noted that this was an amended application and that in common with most amendments to applications it was almost impossible to see the nature and extent of the amendment to the application. However the Parish Council had not opposed the original application and fortunately had no further comments to make bearing in mind that the application had been determined on 2 September
- 8 and 9) "Buckingham House", 77 High Street, Great Missenden, Buckinghamshire, HP16 0AL  
Single storey rear extension following removal of existing outbuildings, roof extension to central area of house and listed building consent for single storey rear extension following removal of existing outbuildings, roof extension to central area of house, replacement of rear door and window, internal alterations **PL/19/2715/FA**  
**PL/19/2716/HB**
- The Parish Council felt it most unfortunate that the listed building notice was not received from Chiltern District Council for almost 3 weeks from the planning application itself. Having said that the council does not oppose the application, considering it to be a well thought out and detailed application in which the heritage statement is of particular assistance. As long as the works proceed in accordance with the plans and the heritage statement's aims and objectives this will be a valuable development in an important part of the conservation area of Great Missenden and is to be commended
- 10) Hildreth's Garden Centre, 169 Wycombe Road, Prestwood, Buckinghamshire, HP16 0HJ  
Single storey rear extension to retail area **PL/19/2722/FA**
- 11) 16 Upper Hollis, Great Missenden, Buckinghamshire, HP16 9HP  
Single storey side and rear, front porch extensions **PL/19/2710 /FA**
- 12) 23 Honorwood Close, Prestwood, Buckinghamshire HP16 9HJ  
Alterations to conservatory and existing fenestration. Extension to rear patio **PL/19/2762/FA**
- 13) "Idaho Cottage 36 Wycombe Road, Prestwood, Buckinghamshire HP16 0PJ  
Application for approval of details reserved by conditions 3 and 10 on Planning Permission CH/2018/0714/FA (as allowed on appeal – APP/X0415/W/18/3217807) - Erection of new dwellinghouse with integral garage. **PL/19/2490/CONDA**

It was noted that the council received no notice of this application and that the decision had been made to accept this condition on 27 August

14) "Pinecroft", Honor End Lane, Prestwood, Buckinghamshire, HP16 9HG **PL/19/2605/CONDA**  
Application for approval of details reserved by condition 4 on planning permission  
PL/19/1653/FA - Single storey front outbuilding garage and store.

Again it was noted that the council received no notice of this application

15) "Bray Cottage", Nags Head Lane, Great Missenden, Buckinghamshire **PL/19/2708/NMA**  
HP16 OER  
Non-material amendment to planning permission PL/18/4734/FA (Single storey  
side/rear extension, first floor side extension, relocation of front door and insertion  
of side door) to allow insertion of window to side elevation

Again it was noted that the council received no notice of this application

16) "Chalgrove" 1 Orchard Lane, Prestwood, Buckinghamshire, HP16 0NN **PL/19/2746/CONDA**  
Application for approval of details reserved by conditions 2, 3, 4 and 5 on Planning  
Permission CH/2017/0567/FA - Construction of detached dwelling with new vehicular  
access.

Again it was noted that the council received no notice of this application

17 and 18) Former Mushroom Farm, Meadow Lane, South Heath, Buckinghamshire, **PL/19/2792/CONDA**  
HP16 9SH  
Application for approval of details reserved by conditions 2, 7, 15 and 16 on Planning  
Permission PL/19/4598/FA - Demolition of existing buildings and erection of 10 dwellings  
with garages, landscaping, car parking and vehicular access.  
Application for approval of details reserved by condition 12 & 13 on planning permission **PL/19/2857/CONDA**  
PL/18/4598/FA - Demolition of existing buildings and erection of 10 dwellings with  
garages, landscaping, car parking and vehicular access.

Again it was noted that the council received no notice of this application

19) "Wick Cottage", Wood Lane, South Heath, Great Missenden, Buckinghamshire **PL/19/2811/CONDA**  
HP16 ORB  
Application for approval of details reserved by conditions 2, 3, 4 and 5 on Planning  
Permission PL/19/0567/FA - Demolition of existing dwelling and construction of new  
dwelling incorporating external works.

Again it was noted that the council received no notice of this application

## **b) Objections**

1) "Chapel Farm", Hyde Lane, Hyde End, Buckinghamshire, HP16 ORF **PL/19/2568/FA**  
Demolition of outbuilding and erection of a residential annexe

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 planning circumstances exist in this case.
- b) This is a development in an Area of Outstanding Natural Beauty where the natural beauty of the area should be preserved and enhanced. The Council has a duty to conserve and enhance natural beauty. Building in this location will be detrimental to the openness of the area and therefore overbearing.
- c) There is a risk that in due course what is said to be simply an annexe to the existing property will, by virtue of being a self-contained unit, become a separate additional dwelling.

2) The Misbourne School, Misbourne Drive, Great Missenden, Buckinghamshire  
Bucks County Council notification as planning authority

**CC/0043/19**

The Parish Council oppose this application save in certain limited respects and will submit representations direct to Buckinghamshire County Council a copy of which will be forwarded to Chiltern District Council in due course.

3) "Ikoyi", Broombar Lane, Great Missenden, Buckinghamshire, HP16 9JD  
Redevelopment of site to provide 2 detached dwellings with vehicular access,  
associated hardstanding, landscaping and car parking

**PL/19/2508/FA**

The Parish Council oppose this application on the following grounds:-

- i) Whilst some redevelopment of the existing property would not be inappropriate, the proposed addition of a further dwelling to the rear of the property would appear to be a tandem development which is something that the Draft Local Plan under policy DM DP8 indicates will specifically not be permitted.
- ii) The proposed additional 6 bedroom house to the rear of the existing to be replaced property appears to have provision for only 3 vehicles. Bearing in mind the size and scale of the property this is inadequate parking particularly bearing in mind the nature of the road on which the site is located which is for the most part a single track road with passing places, so that any parking on the road itself is likely to cause an obstruction of the highway and interfere with the rights of other local residents in terms of access,
- iii) The size and scale of the proposed additional dwelling is such that it will generate a level of traffic movements both of residents and for service vehicles that is inappropriate for the only access from Broombar Lane being a single track road.
- iv) Because of the design of the proposed additional property and the ground levels, the proposed new property would appear to overlook the neighbouring property which as a result will suffer a loss of privacy.
- v) The site lies within an Area of Outstanding Natural Beauty and is bounded on 2 sides by the Green Belt in which any development should only be approved in very special circumstances. Permitting this additional building is likely to set a precedent in favour of further development within or encroaching upon the Green Belt. The National Planning Policy Framework at S 172 states that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and **Areas of Outstanding Natural Beauty**, which have the highest status of protection in relation to these issues and this is reinforced in the existing local plan at LSQ1 which states that Development should conserve, and where considered appropriate and practicable by the Council, enhance the special landscape character and high scenic quality of the Area of Outstanding Natural Beauty. Development
- vi) Because of the nature of the site which slopes, and the nature and size of the proposed additional dwelling it would have a significant detrimental impact on the public visual amenity namely the views along the valley and in the Green Belt.

vii) There is concern that despite the ecological report prepared suggesting that many trees will be retained, and some replaced, one tree supposedly to be retained has already been felled which may well be an indicator of the risk of the loss of further established trees on the site .

**7.** The committee noted the 2 matters for information namely the application by HS2, **PL/19/2726/FA** in respect of land between the A413 Amersham Road and Chesham Lane in Chalfont St Peter to construct a temporary construction access road to the HS2 Chalfont St Peter vent shaft from the A413 together with ancillary development that includes creation of temporary earthworks erection of temporary fencing, creation of a temporary drainage attenuation pond, creation of a temporary signalised junction and laying of a temporary subsurface pipe for dewatering of the vent shaft; and by UK Power Networks application **PL/19/2896/UA** for relocation of the pole mounted transformer to a new position on the highway verge at land adjacent to Lime Farm Cottage, Amersham Road, Little Missenden, Buckinghamshire HP7 0RG

**8. Date of the Next Meeting – Monday 7 October 2019 at 19.30 in the Parish Office.**

The meeting closed at 21.40