

GREAT MISSENDEN PARISH COUNCIL

Minutes of a Meeting of the Planning Committee
held in the Parish Office at 7.30 pm
on Monday 4 November 2019

Present: Councillor L. Cook Baxter (Acting Chair)

Councillors: S. Humphries, M. Johnstone, I. Lovegrove, and V. Marshall

Also in attendance Chiltern DC Councillor J. Gladwin as liaison

Apologies: Councillors C. Baxter, A. Brazil, R. Pusey and S. Rhodes who had submitted written observations.

1) Public Forum:

2 residents from The Villas on London Road attended to express concerns with regard to the planning application for the Misbourne School and to express appreciation for the detailed representations on the application already made by the Parish Council. The principle concerns they highlighted were: - a) the number, and height of the proposed lighting on the coach access along with the hours the lighting would be on and b) security as it appeared that after school hours access would be possible along the coach access from the school building site both onto the field including the Parish Council land, and the coach drop off area.

2) Declarations of Interest

There were none.

3) Minutes - It was agreed that the minutes of the meeting held on Monday 7 October should be signed as a correct record, and Councillor Cook duly signed a copy of the minutes.

4) Matters arising –

i) The committee noted that on 15 October in accordance with the decisions made by the Planning Committee on 7 October as ratified by full Council on 14 October letters were sent by email and in writing to Chiltern DC planning department (at the new e-mail address provided) setting out the representations of GMPC on each application considered.

ii) The committee noted the updated list showing the outcomes of the planning applications considered at the meeting of 7 October.

iii) The committee noted that the password and code for access to the Chiltern DC website to ascertain progress has been provided to those members of the Local Plan working party who are not members of the Planning Committee.

iv) The committee noted that in accordance with the decision of the planning committee made on 7 October and ratified by full council on 14 October, a letter had been sent to Bucks County Council with regard to the planning application relating to the Misbourne School reference CC/0043/19 and a response received.

5) Correspondence:-

i) The committee noted the determination notices as to planning applications received from Chiltern DC on 4, 5, 9, 10, 12, 15, 18, 19, 22, 24, 25, and 28 of October 2019

ii) The committee noted that on 9 October Chiltern DC had advised planning permission had been granted for the insertion of door and windows to northeast elevation, removal of dormer window and alterations to existing windows at the Memorial Centre.

iii) The committee noted that on 10 October Chiltern DC had advised of the publication of its planning committee minutes of 12 September 2019.

iv) The committee noted that on 10 October Chiltern DC had acknowledged receipt of the planning comments originally sent to them following the September planning and council meetings and which they had then requested be resubmitted due to their loss of some of those letters.

v) The committee noted that on 14 October 2019 Bucks CC had advised that additional information had been received in respect of the planning application relating to the Misbourne School (CC/0043/19) and agreed to discuss this matter in more detail when considering the planning applications.

vi) The committee noted that on 15 October Chiltern DC had written advising that the planning appeals APP/X0415/W/19/3232566 in respect of planning application CH/2017/1233/FA for the siting of a portacabin, and

APP/X0415/W/19/3232485 in respect of planning application CH/2017/0747/FA for use for storage of building supplies machinery and equipment both at land adjacent to Jewson's on the Chesham Road at Hyde End had been dismissed.

vii) The committee noted that on 17 October Chiltern DC had advised of the submission of the Local Plan to the Planning Inspectorate on 26 September 2019, along with supporting documents and that these papers are available for inspection at local libraries and on line.

viii) The committee noted that on 19 October an email had been received from Troy Hayes with regard to funding availability for neighbourhood planning. There was a discussion as to the merits of proceeding with a Neighbourhood Plan and it was agreed that it would be proposed to council that the Neighbourhood Plan working Group should be reconvened and then provide a summary of options for council to consider as to how to move forward and should also try to meet with representatives from the agencies that can offer support and advice as to funding.

ix) x) and xi) The committee noted the correspondence between Councillors Martin and Gladwin regarding the application by Bucks CC PL/19/3547/BCC relating to the Misbourne School and agreed to discuss when considering the planning application

xii) The committee noted that on 28 October the Planning and Enforcement Manager at Bucks CC had responded to the letter sent by the Parish Council with regard to legal issues relating to the application by Bucks CC PL/19/3547/BCC relating to the Misbourne School.

xiii) xiv) and xv) The committee noted that on 25 October Chiltern DC had advised that the planning applications PL/19/2806/FA regarding "Ashlawn" Copes Road, Great Kingshill, Buckinghamshire HP15 6JE, PL/19/3230/FA regarding 33 Wycombe Road, Prestwood, Buckinghamshire, HP16 ONZ, and PL/19/1159/FA regarding "Klee House" Deep Mill lane, Little Kingshill, Great Missenden, Buckinghamshire, HP16 0DJ are all to be considered by the Chiltern DC planning committee on 7 November 2019. Furthermore in advance of the meeting the committee had been asked to indicate if any members felt that it was necessary to be represented at the Chiltern DC planning committee meeting. There being no such indications it was agreed that the written representations submitted to Chiltern DC were sufficient

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) Old Kiln Stables" Honor End Lane, Prestwood, Buckinghamshire, HP16 9QZ **PL/19/3259/FA**
Part single/part 2 storey rear infill extension, first floor extension, porch and rooflights to front and rear.
No objection.
- 2) "Applemead", Elmhurst, High Street, Great Missenden, Buckinghamshire, HP16 9AA **PL/19/3233/FA**
Single storey rear extension.
No objection.
- 3) "Woodend" Spurlands End Road, Great Kingshill, Buckinghamshire, HP15 6HX **PL/19/3426/FA**
Two storey front extension, porch, pitched roof dormer window and additional/changes to windows/doors to side and rear elevation.
No objection.
- 4) 58, Fairacres, Prestwood, Buckinghamshire, HP16 0LE **PL/19/3452/FA**
Single storey side/front extension with pitched roof, alterations to doors at rear elevation and vehicular access.
No objection subject to the Highways and Planning Authorities being satisfied that the access to the property will meet the required standards following completion of the extension works.
- 5) "Peppers House" 119 Wycombe Road, Prestwood Buckinghamshire, HP16 0HN **PL/19/3539/FA**
Single storey rear, single storey side infill extension, erection of detached garage and store
No objection.
- 6) "Prospect House", 108 High Street, Great Missenden, Buckinghamshire, HP16 0BG **PL/19/3670/KA**
Felling of a softwood within a Conservation Area.

No objection save that the Parish council whilst understanding that the work requested is required would suggest that as a condition to approval the tree to be felled should be replaced with a suitable native species of tree.

7) "Four Oaks" Broomfield Hill, Great Missenden, Buckinghamshire, HP16 9HT **PL/19/3642/TP**
T1-T2 Oak reduction in height by 3 metres, T3-T4 Beech reduction in height by 3 metres, T5-T6 reduction in height by 3 metres CDC TPO 039 1988.
No objection.

8) 17 Gryms Dyke, Prestwood, Buckinghamshire, HP16 OLL **PL/19/3689/FA**
Single storey side and rear infill extension
The Parish Council has no objection as long as the planning authority is satisfied that the remaining side access from the front of the property to the rear which will be reduced significantly by the extension will be adequate for all foreseeable needs.

b) Objections

1) 1 Manor Close, Prestwood, Buckinghamshire, HP16 OPT **PL/19/3306/FA**
Single storey rear and side extension, including increased height in new roof above garage to provide extra accommodation

The Parish Council object to this application on the grounds that if permitted the extent of the extension along with the increased roof height above the garage would be overbearing in its nature and out of keeping with neighbouring properties

2) "The Flat", Peterley Wood Farm, Peterley Lane, Prestwood, Buckinghamshire, HP16 0HH **PL/19/3409/EU**
Application for a certificate of existing use for existing flat above garage which has been used independently of the main house for over 10 years continuously

The Parish Council oppose the granting of a certificate of existing use on the grounds that:-

a) This would be a development unlikely to be permitted in this location as it is within the Green Belt and an Area of Outstanding Natural Beauty.

b) That although the applicant has submitted clear documentary evidence by way of tenancy agreements as to use as separate dwelling from 2013 there is no documentary evidence provided to support the contention that the lettings as a separate dwelling commenced before that date. This is despite the fact that in 1998 a previous enforcement action by the planning authority was successfully upheld at appeal. At the very least it might be reasonable to assume that, having been the subject of a failed attempt to secure planning permission for the flat above the garage to be considered as a separate dwelling, documentary evidence of any such subsequent use would have been retained and provided with this application.

c) The Parish Council assume that having had the decision made in 1998 that the continued use of the property as a separate dwelling was not permitted, the District Council as planning authority have monitored compliance.

3) The Misbourne School. Misbourne Drive, Great Missenden, Buckinghamshire **CC/0043/19**
Proposed demolition of the existing outdated sports hall and construction of a playing area in its place; construction of a new two storey sports hall adjacent to the south of the new playing area; construction of a new 5 classroom single storey teaching block; extension to multi-user games area; and new coach access and car and coach park and drop off zone **Amended and additional information submitted**

The Parish Council has already submitted detailed representations concerning the original application directly to Buckinghamshire County council as the planning authority as well as drawing their attention to the misleading nature of the initial consultation document that they provided and the fact that many of the original plans were also incorrect as to the extent of the land owned by the applicants. Bucks County Council

have now addressed those issues but have also added a considerable volume of other documents and materials and made significant changes which make it extremely difficult to see what exactly is now being proposed. Recent changes appear to be the inclusion of a significant quantity of lighting for a coach drop off area designed for school coaches. As the schools hours are during daylight it is difficult to see the justification at all for lighting in this area particularly as there is no street lighting in this vicinity along the London Road onto which the site fronts. Accordingly the Parish Council objects to the installation of lighting for the coach drop off area which will have an impact on the nearby properties particularly The Villas as well as properties in Rook Wood Way. However should the planning authority determine for some reason that lighting of the coach drop off area is required the Parish Council would say that the provision of what appears to be 60 lights within a comparatively short distance is excessive. So too, the height of the lighting at 5 metres is excessive, as are the proposed hours of operation, which should be limited to between 7am and 5pm Monday to Friday. The Parish Council would also make 2 further observations:-

- a) Any grant of planning permission should be conditional upon the applicants as the responsible landowners undertaking an overhaul and then routine maintenance of the rights of way GMI/35/1 and the South Bucks way which provide the opportunity for pedestrian access to the school from Prestwood.
- b) Some form of security gate should be installed outside school hours between the main school site and the coach drop off area to prevent access from the school site and proposed leisure facilities to the playing fields and coach drop off area

These representations will be sent direct to Bucks County council as the planning authority

4) 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

Amended plan altering 1st floor projection, entrance doors for flats set back and the existing garage to be maintained

The Parish Council would like to thank Chiltern District Council for acting on the feedback that in the past amendments to applications have not been readily obvious. In this case the information provided by the planning authority has made the amendments clear and permitted reconsideration. In part the amendments address concerns and objections that the Parish Council has previously lodged. However the Parish Council still oppose the development on the grounds that either a) the extent of parking provided on site has been reduced from 4 to 3 spaces and is insufficient for the size of the property or b) if there are to continue to be 4 car parking spaces as originally proposed they are not compliant with current size requirements. The impact is therefore that either they could not all be utilised, or if they were to be, there would be insufficient room for parked vehicles to manoeuvre on site so as to be able to leave the site without reversing off the site which creates a separate highways access and safety issue

5) 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.

Amended plan with moved proposed garage within the plot

The Parish Council would like to thank Chiltern District Council for acting on the feedback that in the past amendments to applications have not been readily obvious. In this case the information provided by the planning authority has made the amendments clear and permitted reconsideration. However in this case the proposed amendments do not address the objections previously raised by the Parish Council which remain as before namely:-

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

7. Date of the Next Meeting – Monday 2 December 2019 at 19.30 in the Parish Office.

The meeting closed at 20.50.