

# GREAT MISSENDEN PARISH COUNCIL

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

**Present:** Councillor L. Cook (Chair)

Councillors: C. Baxter, V. Marshall, R. Pusey and S. Rhodes

Also in attendance Chiltern DC Councillor J. Gladwin as liaison

**Apologies:** Councillors, A. Brazil, I. Lovegrove, S. Humphries, and M. Johnstone who had submitted written observations.

## **1) Declarations of Interest**

Councillor Baxter declared an interest as occupier of property neighbouring that for the application PL/19/3807/FA.

Councillor Pusey declared an interest as occupier of property neighbouring that for the application PL/19/3805/FA.

## **2) Public Forum:**

A resident addressed the committee with regard to the application PL/19/3807/FA "Braemar" Honor Road, Prestwood stating that this was an additional planning application to the original application. Neither the resident nor the Parish Council had objected to the original application. The current application is for significant extensions to include a roof terrace which will have a significant impact on the neighbouring properties which will be overlooked by anyone using the terrace and would amount to an invasion of privacy as the entire garden of neighbouring properties will be in view of the roof terrace. In addition as the roof terrace is above ground level and not protected by fencing any noise from use of the roof terrace will travel and impact on neighbouring properties. The resident provided photographs which the committee considered and agreed to take into account when discussing the application.

**3) Minutes** - It was agreed that the minutes of the meeting held on Monday 4 November 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 13 November in accordance with the decisions made by the Planning Committee on 4 November as ratified by full Council on 11 November letters had been sent to Chiltern DC planning department setting out GMPC representations on each application considered, and had been recorded by CDC although receipt had not been acknowledged.

ii) The committee noted that on 13 November in accordance with the decision made by the Planning Committee on 4 November as ratified by full Council on 11 November a letter had been sent to Bucks County Council planning department setting out further observations of the Parish Council on the planning application relating to the Misbourne School (**CC/0043/19**). On 19 November Bucks CC acknowledged receipt of those representations.

Councillor Rhodes, by agreement had attended the Bucks CC planning committee meeting on 2 December on behalf of the Parish Council and outlined the process that had been followed and the representations that had been made both for the Parish Council and from others. In particular there was discussion about improving the footpath from Prestwood to Great Missenden. Bucks CC had not appeared to be very well prepared. The committee had approved the application. A vote of thanks was extended to Councillor Rhodes for his work in preparing and delivering the Parish Council presentation

iii) The committee noted that on 18 November an email was received advising that the planning application (**PL/19/ 2508/ FA**) in respect of the property "Ikoyi" in Broombar Lane had been withdrawn.

iv) The committee noted the updated list showing the outcomes of the planning applications considered at the meeting of 4 November

## **5) Correspondence:-**

i) The committee noted the notices of determination of planning applications received from Chiltern DC on 1, 2, 6, 7, 9, 12, 19, 21, 23, 26 and 27 November.

ii) The committee noted that on 8 November Chiltern DC had advised that the planning committee meeting originally scheduled for 5 December 2019 had been rearranged for 16 December 2019.

- iii) The committee noted the advice from Chiltern DC that once a planning application is determined all representations and comments are automatically removed from the public web site.
- iv) The committee noted that on 16 November Councillor Gladwin had advised that the new interim head of planning for Chiltern and South Bucks District Councils is Cathy Gallagher.
- v) The committee noted that on 22 November Chiltern DC had advised that there was a further update regarding the comments submitted by GMPC in respect of the draft local plan.
- vi) The committee noted that on 22 November Wycombe DC had advised of a consultation on supplemental planning documents regarding canopy cover requirements under the delivering green infrastructure and biodiversity policy DM 34.
- vii) The committee noted that on 11 November an e-mail had been sent to Chiltern DC planning department inquiring as to whether the proposed replacement bollards and the new track at Prestwood Common require planning permission or are considered permitted development and that no reply had been received.

## 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) "Crawley Farm", Village Road, Ballinger, Buckinghamshire, HP16 9LQ **PL/19/3709/VRC**  
Removal or variation of a condition following grant of planning permission  
Variation of condition 4 of planning application PL/18/3400/FA and PL/18/3401/HB (Demolition of existing garage and outbuildings, erection of a single storey outbuilding with a link to the main dwelling (amendment to Planning Permission CH/2017/2241/FA) to allow: Improve the layout and ceiling height  
No Objection
- 2) "Crawley Farm", Village Road, Ballinger, Buckinghamshire, HP16 9LQ **PL/18/3401/HB**  
Demolition of existing garage and outbuilding, erection of a single storey outbuilding with a link to the main dwelling (amendment to listed building consent PL/18/3401/HB)  
No Objection
- 3) "The Kraal," 59 Kings Lane, South Heath, Buckinghamshire, HP16 0QU **PL/19/3805/FA**  
Formation of vehicular access and driveway to the public highway to allow for engineering operations.  
No Objection
- 4) "White Ladys," Greenlands Lane, Prestwood, Buckinghamshire, HP16 9QU **PL/19/3751/FA**  
Demolition of existing bay structure. Erection of single storey rear extension.  
No Objection
- 5) "The Old Saw Mill," 2 Heath End Road, Great Kingshill, High Wycombe, Buckinghamshire, HP15 6HS **PL/19/3790/FA**  
Construction of single storey rear extension (Retrospective) and construction of basement.  
No Objection
- 6) "Knives Farm", 150 Wycombe Road, Prestwood, Buckinghamshire, HP16 0HJ **PL/19/3847/HB**  
Listed Building Consent for: Replacement windows  
No Objection
- 7) 3, Wrights lane, Prestwood, Buckinghamshire, HP16 0LH **PL/19/3774/FA**  
Erection of single storey rear extension  
No Objection subject to the planning authority being satisfied that the proposed extension will leave sufficient amenity space for the property.
- 8) "Missenden Abbey", High Street, Great Missenden, Buckinghamshire HP16 0BD **PL/19/3764/FA**

Continued seasonal erection of marquee for five years.

No Objection but on the basis that the conditions imposed under planning permission CH/2017/1853/FA remain in force and compliance is monitored by the planning authority to ensure that the marquee is:-

- a) not used between midnight and 7am and
- b) that there is no playing of musical instruments or operation of sound amplification equipment for the playing of live or recorded music at any time within the marquee.

9) 9 Rignall Road, Great Missenden, Buckinghamshire, HP16 9AN **PL/19/3635/FA**  
No objection

10) "Abbey Farmhouse", Church Street, Great Missenden, Buckinghamshire HP16 0AZ **PL/19/3933/KA**  
Crown reduction by 30% of a chestnut within a Conservation Area  
No objection

11) 33 Wycombe Road, Prestwood, Buckinghamshire, HP16 0NZ **PL/19/3776/CONDA**  
Application for approval of details reserved by condition 2, 3, 4 & 11 on planning permission 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.)  
No objection but the Parish Council would ask the planning authority to check as to whether the trees that were supposed to be remaining on site are still in place. Concern has been expressed as to the fact that a number of trees appear to have been felled and would like to ensure that these are only those for which approval for felling was given

12) "Chapel Farm", Hyde Lane, Hyde End, Buckinghamshire, HP16 0RF **PL/19/3792/CONDA**  
Application for approval of details reserved by condition 3 on planning permission PL/19/2568/FA -  
Demolition of outbuilding and erection of a residential annexe.  
No objection

13) "The George Inn" Public House, 94 High Street, Great Missenden, Buckinghamshire HP16 0AN **PL/19/4003/HB**  
Listed Building Consent for: Removal of roof tiles and retiling with existing and matching.  
No objection

## **b) Objections**

1) Land Adjacent (to North Of) "Idaho Cottage", 36 Wycombe Road, Prestwood, Buckinghamshire, HP16 0PJ. **PL/19/3739/VRC**

Variation of condition 2 of planning application: CH/2018/0714/FA (Erection of new dwelling house with integral garage.) to allow for: Single storey infill side extension, central roof alignment, roof lights to side. Solar panels to front elevation, new side window and internal layout changes. Changes to materials and landscaping. New post and rail fence.

This matter has been called in to the Chiltern Planning Committee by Councillor Gladwin.

The Parish Council would firstly ask if this really is a variation of a condition or should in fact be either an amended or new application, because the proposed changes appear to increase the size of the development significantly. In turn this would appear to make the proposed development both out of character and too large to be in keeping with neighbouring properties. Furthermore the new windows proposed appear to be in direct contravention of the conditions suggested by the Planning Inspector in dealing with the Appeal against refusal of permission.

2) "Braemar" 28 Honor Road, Prestwood, Buckinghamshire, HP16 0NJ **PL/19/3807/FA**  
Single storey rear extensions incorporating roof terrace, new front porch. Removal of existing hip roof design, replace with gable end roof detail including front dormers at first floor level and roof lights.

The Parish Council had no objections to the original plans for this development (PL 19/0516/FA) however the new application to create a roof terrace is opposed by the Parish Council on the basis that:-

- a) It will immediately overlook the back gardens of neighbouring properties and thus deprive them of any privacy within their gardens,
- b) If used on a regular basis being on the first floor and not enclosed will generate noise and disturbance for the residents of neighbouring properties. The impact of that noise will be greater than it would be at ground level where fences and boundaries would lessen the impact.

3) "Crossroads Garage", 29 – 31, High Street, Prestwood, Buckinghamshire, HP16 9EG **PL/19/3746/FA**  
Change of use of main dwelling to create two flats (Use Class: C3). Single storey rear extension to outbuilding. The Parish Council opposes this application. At present the site is used for vehicle repairs and car sales, with a first floor residential area, and a ground floor taxi office. Also on the ground floor are the offices for the garage business. If those offices are relocated to an area that is currently used to park vehicles for sale and or to repair it will lead to a significant loss of car parking on the site. In addition, the provision of 2 albeit small dwellings will lead to a requirement to make available at least 2 car parking spaces for the occupants and they can only be provided by taking space currently used for car sales/repairs. Unless the sale of cars is to stop the combined proposed development will leave inadequate space on site for vehicles be they for repair, sale or staff.

Already there are regular complaints about parking both on the site and in relation to it as a result of over use. Vehicles are regularly parked on the pavement outside the premises on a busy junction with Nairdwood Lane and opposite Moat Lane, both restricting pedestrian access and obscuring visibility. In addition cars and recovery vehicles are regularly parked on the pavement area in front of the garage on the main High Street again preventing pedestrian use of the pavement and causing an obstruction.

This over parking on and around the site extends in that staff and other vehicles are routinely parked in both Nairdwood Lane and other local roads off the High Street making use of those roads more difficult for local residents and others using those roads. As an example between 6.15 and 6.30pm on 2 December once the business was closed there were 16 vehicles parked on site- either for sale or repair and a further 6 associated with the garage business and taxi business parked on the pavement outside the premises or on Nairdwood Lane between the junctions with the High Street and Honor Road. This is before the creation of 2 additional residential units and the loss of parking spaces to create a new office.

The only remaining space on site was immediately in front of the doors to the garage building itself where perhaps a further 3 vehicles could have been accommodated. However this would prevent access to the garage building at all.

Furthermore by increasing the number of vehicles on the site access to and from the site will be reduced particularly as it would seem unlikely that there will be sufficient space available on site to allow vehicles to access and exit the site in a forwards direction. Already with existing usage vehicles are frequently reversed on to the main road (the A4128) within 50 yards of a 4 way junction and the increase in vehicles on site and traffic movements to and from the site as a result of the proposed development will only make this worse.

4) "Spring Bank" Perks Lane, Prestwood, Buckinghamshire

**PL/19/3967/ADJ WDC  
reference 19/07533/FUL**

Consultation from Wycombe District Council re Householder application for construction of single storey side extension

At present the Parish Council cannot comment on this application save to say that no notice of the application was received from Chiltern District Council and to enquire as to why this is?

## **7. Matters for Information**

a) With the chair's consent the Deputy Clerk had circulated information with regard to the occupants of "Greenaways" Wood Lane, South Heath who had registered an objection to the planning application for "Hollytree" Wood Lane, South Heath, as had the Parish Council. They had recently contacted the Parish Council to ask why no objection had been raised to the amended plans, which had then been passed by Chiltern District Council. In response to the enquiry a search had been made of the planning register which showed that the planning officer Lucy Wenzel had stated in her case report that the Parish Council had opposed the original application but "that subsequently amended plans were received which altered the

proposed scheme. However no further comments were provided by the Parish Council”

The Deputy Clerk advised that Chiltern District Council had not advised the Parish Council of the amended plans or of any new or amended application so that there had been no opportunity to comment on the amended plans, and that the occupants of “Greenaways” had only found out about the amended plans from the applicants who had indicated they thought that Chiltern DC were notifying neighbours of the amended plans. When they had then approached the planning officer she had sent them the amended plans but with no indication of the timeframe for a response, which when submitted was rejected as being after the decision had been made. To compound things the planning officer had then written to the occupants of “Greenaways” which was read to the committee who felt that it was entirely inappropriate and that a complaint should be registered with Chiltern DC. The deputy Clerk was instructed to draft a letter to be sent to the planning department at Chiltern DC to ask them to address this issue and also the previous issues raised with the previous head of planning and to which there had been no reply. The letter to be drafted and sent to the planning committee as soon as possible

b) Councillor Cook explained that she had another commitment for the Parish Council for the evening of 7 January and therefore was seeking another committee member to step in and chair the planning meeting on 7 January

**8. Date of the Next Meeting** – Monday 7 January 2020 at 19.30 in the Parish Office.

The meeting closed at 20.45