

GREAT MISSENDEN PARISH COUNCIL

Minutes of a Meeting of the Planning Committee
held in the Parish Office at 7.30 pm
on Monday 3 February 2020

Present: Councillor L. Cook (Chair)

Councillors: S Humphries, M. Johnstone, V. Marshall and R. Pusey

Apologies: Councillors C. Baxter, I. Lovegrove and S. Rhodes the latter of whom had submitted some written observations. The apologies of Councillor Gladwin the CDC liaison councillor were also noted.

1) Public Forum:

There was no-one present for the public forum and no public comments had been received.

2) Declarations of Interest

There were none.

3) Minutes - It was agreed that the minutes of the meeting held on Monday 6 January 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 following discussion at the last planning meeting an extract from the Draft Local Plan for Chiltern & South Bucks DC as to car parking standards had been circulated to the committee to assist in addressing parking concerns when considering future planning applications.

ii) The committee noted that in accordance with the decisions made by the Planning Committee on 6 January 2020 as ratified by full Council on 13 January letters had been written to Chiltern DC planning department setting out the representations of GMPC on each application considered and that an acknowledgement had been received on 15 January.

iii) The committee noted that the representations of GMPC on the application relating to Luton Airport had been emailed and sent by post to Luton Borough Council on 14 January and acknowledged by them on the same day.

iv) The committee noted that the representations of GMPC in respect of the application relating to Amersham School by Bucks County Council had been lodged on the Bucks CC website on 14 January and acknowledged by Bucks CC on the same day.

v) The committee noted the updated list showing the outcomes of the planning applications considered at the meeting of 6 January.

5) Correspondence:-

i) The committee noted that on 3 January 2020 the Planning Inspectorate had written advising of a proposed Section 53 Order on behalf of Bucks County Council to modify the definitive map for the parish of Great Missenden and advising that the local enquiry will take place at Prestwood Village Hall on 18 August at 11am. It was agreed that the deputy clerk would write to the planning inspectorate asking for a map showing the proposed route for circulation to council in due course, and that this matter should be on the agenda for full council.

ii) The committee noted that on 8 January 2020 Chiltern DC had advised that an audit of all representations on the Chiltern & South Bucks Local Plan 2036 had been completed and that all representations had been made public through the consultation portal access to which can be obtained by councillors using the user name and password provided, and that the Parish Council's representations are shown. Councillor Johnstone added that he had heard from the Planning Inspectorate advising that the Stage 1 hearing which will deal with strategic issues will take place at the Crown Plaza Gerrards Cross Hotel, Oxford Road Beaconsfield at 10am on Tuesday 17 March 2020. It was noted that Chiltern District Council had been advised that the Parish Council wished to reserve its position to be able to attend and make representations, and it was agreed that subject to Council approval, a letter be written to the planning inspectorate repeating the position.

- iii) The committee noted that on 9 January Chiltern DC had written advising that they hoped to respond to our formal complaint within the next week but that to date no substantive response had been received.
- iv) The committee noted that on 15 January both Chiltern DC and Bucks CC had written confirming receipt of the representations made by the council in respect of the planning application for Amersham School.
- v) The committee noted that on 16 January Chiltern DC had written advising of the fact that their representations with regard to the Luton Airport planning application had been submitted on 8 January.
- vi) The committee noted that on 21 January Chiltern DC had written advising that the minutes of its planning committee meeting of 9 January 2020 had been published, and that the agenda for its planning committee meeting on 6 February 2020 had been published.

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) Land adjacent to 79 High Street, Prestwood, Buckinghamshire, HP16 9EJ.

Erection of a detached dwelling with attached garage and widening of existing vehicular access

PL/19/4318/FA

In principle the Parish Council has no objection to the proposed development subject to:-

- a) the planning authority being satisfied that the access to the site will have no adverse impact on highway safety
- b) the planning authority being satisfied that the layout of the parking spaces will enable them to be used properly for parking on the site in and be in compliance with the parking standards set out in para 7.9.11 of the draft Chiltern and South Bucks Local Plan, as on the face of it, the parking spaces appear to be one behind the other with no means of access save via the parking spaces themselves.

2) "The Nags Head Public House", London Road, Little Kingshill, Buckinghamshire, HP16 0DG

Listed building consent for demolition of existing 2 storey extension and erection of replacement part 2, part single storey side/rear extension, erection of outbuilding to form additional accommodation, internal alterations, an extension of the existing car park and associated soft and hard landscaping

PL/19/4463/HB

The Parish Council has no objection to this application having made this observation last month in respect of the substantive application for planning permission. It is unfortunate that the listed building consent notice was received so much later and could not be considered by the Parish Council at the same time.

3) 2, Sylvia Close, Great Missenden, Buckinghamshire, HP16 0ES

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

PL/19/2929/FA

The Parish Council noted that the applicants wanted to revert to the original plans which the Parish Council had opposed. The Parish Council maintains its objections to the proposed development and notes that the application has in fact already been determined and refused on 24 January 2020.

4) "The Cottage" Broomfield House, Broomfield Hill, Great Missenden, Buckinghamshire, HP16 9PD

Erection of detached double garage

PL/19/4211/FA

The Parish Council has no objection to this application

5) 1 Green Park, Prestwood, Buckinghamshire, HP16 0PZ

Demolition of existing conservatories, erection of single storey side/rear extension and dormer window to side elevation

PL/19/4313/FA

The Parish Council has no objection to this application

6) "Briarbank", 11 Rook Wood Way, Little Kingshill, Buckinghamshire, HP16 0DF.

Demolition of existing sun room, erection of single storey rear extension, new front porch and a pitched roof added to existing garage (variation to planning permission PL/19/0756/FA)

PL/19/4315/FA

The Parish Council has no objection to this application

7) 23 Whitefield Lane, Great Missenden, Buckinghamshire. HP16 0BJ

Removal of existing conservatory, single storey rear extension, replacement porch, and changes to front and rear elevation windows

PL/19/4314/FA

The Parish Council has no objection to this application.

8) "Chapel Farm", Hyde Lane, Hyde End, Buckinghamshire, HP16 0RF

Variation of condition 5 of planning permission PL/19/2568/FA (Demolition of outbuilding and erection of a residential annexe) to refer an amended Tree Protection Plan (Rev B-Dec2019)

PL/19/4397/VRC

The Parish Council has no objection to the variation of this condition

9) 4 Maybush Gardens, Prestwood, Buckinghamshire, HP16 9EA

Removal of existing conservatory, single storey rear extension and new ground floor window and door to flank wall of garage

PL/19/4324/FA

The Parish Council has no objection to this application.

10) 18 and 19 Fairfields, Great Kingshill, Buckinghamshire, HP15 6EP

Single storey rear extensions

PL/19/4361/FA

The Parish Council has no objection to this application.

11) Land to the east of "Road Farm Bungalow", Aylesbury Road, Great Missenden, Buckinghamshire, HP16 9LS
Permanent all weather surface shared path from Wendover Station to Great Missenden Station, Mapridge Green Lane to the Black Horse, Aylesbury Road Section Horse

PL/19/4427/FA

In principle the Parish Council has no objection to this application. However it notes that the application relates to land within the AONB. In the application there is reference to an ecological assessment having been carried out and recommending a series of more detailed ecological assessments which do not appear to have been carried out. Whilst the provision of a cycle and pedestrian way is commendable it should not be at the expense of the ecological habitats or involve any loss of trees and before any decision is made on this application complete and proper assessment of the risk of loss of trees and or ecological habitats should be submitted for consideration. Furthermore the Parish Council would want the planning authority to ensure that adequate arrangements have been made for parking and servicing for those using the route

12) "Tweedsmuir, Marriotts Avenue, South Heath, Great Missenden, Buckinghamshire, HP16 9QL

Alterations to fenestration of existing single storey rear conservatory extension including construction of a new roof

PL/19/4479/FA

The Parish Council has no objection to this application.

13) "Broadway Lodge", Martinsend Lane, Great Missenden, Buckinghamshire, HP 16 9HR

First floor extension over existing footprint, conversion of garage and replacement of conservatory with single storey extension

PL/19/4442/FA

The Parish Council has no objection to this application.

14) "Birchmore Wood", Spurlands End Road, Great Kingshill, Buckinghamshire, HP15 6HX

Cutting back to boundary of an oak tree overhanging 1 Hughenden Place protected by a Tree Preservation Order

PL/20/0014/TP

The Parish Council has no objection to this application.

15) "Tyseley", Grimms Hill, Great Missenden, Buckinghamshire, HP16 9BG

Demolition of existing garage and erection of garage with room in roof, utility room and workshop and a link to house.

PL/20/0085/FA

The Parish Council has no objection to this application.

16) "Walnut Retreat" Potter Row, Great Missenden, Buckinghamshire, HP16 9LU

Variation of condition 2 of planning permission CH/2018/0094/FA (demolition of detached double garage, single storey front side extension, existing structure reclad in timber and zinc) to allow for changes to proposed materials and fenestration.

PL/20/0175/VRC

The Parish Council has no objection to the variation of this condition considering that the change of materials will be an improvement on appearance

17) "Great Kingshill Farm, Stag Lane, Great Kingshill, Buckinghamshire, HP15 6EW

Application for a Certificate of Lawfulness for existing: Outbuildings labelled as 'A' - 'J' for use for various purposes ancillary to the host dwelling.

PL/19/4320/EU

The Parish Council appreciates that the ability to comment on such applications is limited. However the Parish Council would draw the planning authority's attention to a potential significant inconsistency between the plan in support of the application and the statutory declaration in support of the application. The plan refers to the outbuildings –a-d as being light industrial, e-f as being storage, g as office, h as residential and i-j as outbuildings.

The statutory declaration refers to the buildings as a-d home workshop, e-f storage associated with dwelling house, e as being a home office, i as being residential storage and k as being a residential garage. There is no reference to j in the statutory declaration. h is referred to as being ancillary residential accommodation since 2004. Later in the declaration i is referred to as being a home office since 2006 when it was constructed.

The use class referred to in the application is C3 residential. The plan suggests otherwise. Before granting a certificate of established use the Parish Council would encourage the planning authority to address these apparent inconsistencies to ensure the accuracy and consistency of the application and the supporting declaration.

18) "Russetts" formerly "Roughit", Village Road, Ballinger, Buckinghamshire HP16 9LF

Application for approval of details reserved by conditions 2 and 3 on planning permission PL/19/2218/VRC (Variation of condition 7 of planning permission: CH/2018/0907/FA (Demolition of existing bungalow and garage and erection of two storey house with detached garage using the existing access) to allow for: extending the rear single storey by 1 metre; repositioning garage; new garage roof to allow loft storage with access via external timber stair)

PL/20/0092/CONDA

The Parish Council has no objection to this application.

19) "Kingsfield" Kings Lane, Hampden Bottom, Buckinghamshire HP16 9PN

Application for approval for details reserved by condition 3 on planning permission PL/18/2773/FA - Construction of basement, insertion of windows in side elevations and installation of underground gas tank. (Additional info to PL/18/4003/CONDA)

PL/20/0167/CONDA

The Parish Council has no objection to this application.

20) 2 Wardes Close, Prestwood Buckinghamshire HP16 0SA

Single storey rear extension.

PL/20/0258/FA

In principle the Parish Council has no objection to the proposed extension. However the Parish Council is mindful that previous applications have been made in respect of a fence around the site, which have been inaccurate as to the extent of the curtilage of the property. The Parish Council would ask the planning authority to ensure that the plans for the current proposed development are correct and accurate in order to ensure that inaccurate plans cannot be utilised as evidence of ownership by the applicant or permission for the applicant in future.

b) Objections

1) 106 High Street, Great Missenden, Buckinghamshire, HP16 0BE

Demolition and erection of replacement office building (Use Class B1)

PL/19/4353/FA

The Parish Council fully understand that it may be necessary to refurbish the property. However any refurbishment of a property within the Conservation Area and in proximity to buildings of historical interest should be sympathetic to those buildings and the conservation area so as not to have any detrimental effect upon them. The Parish Council's view is:-

The design, appearance and layout of the proposed development is out of keeping with the street scene of a Conservation Area and would adversely impact upon the Conservation Area and upon historic buildings within the vicinity of the property

2) 9-11 Wycombe Road, Prestwood, Buckinghamshire, HP16 0NZ

Proposed cantilevered extension over existing ground floor parking area to provide 2 one bedroom flats with external amenity space and parking provision (as previously approved by extant permission granted by CH/2017/2051/VRC

PL/19/4357/FA

The Parish Council understands that this is the proposed renewal of a planning permission that is due to expire at the end of March 2020 and that in these circumstances the planning authority may be in some difficulty in not granting the application. However the Parish Council would make the following observations:-

a) There are concerns as to the adequacy of parking provision. Whilst there is with the application a parking assessment firstly it is out of date being dated April 2016. Secondly it is based on the locality and units being residential and therefore occupancy rates were considered in night-time hours. This ignores the fact that the site is part retail and open from 7am until 10pm. The Sainsbury's store is popular and busy and generates a high level of traffic regularly causing parking issues for local residents.

b) There are concerns as to the highways access to the site, bearing in mind that access is through a road in which parking is frequent for users of the retail units, making visibility at the point of access often restricted.

c) the layout and density of the development is excessive for the site and is an over development that will have a significant detrimental impact on those occupying nearby properties

3) "Ikoyi" or "Chestnut House" Broombar Lane, Great Missenden, Buckinghamshire, HP16 9JD

Redevelopment of site to provide 2 detached dwellings with vehicular access, associated hardstanding, landscaping and parking

PL/19/4163/FA

The Parish Council notes the amended application which appears simply to amount to a change of name of the property. The parish Council has previously set out its objections to the proposed development and for the avoidance of doubt sets them out below:-

a) Parking. Chiltern's current Parking Standards Policy TR16 residential minimum design dictate that the site would require a total of a minimum 6 parking spaces with the minimum internal dimension of any single garage being 2.7m x 5.0m. Plot 2 in the proposal has a double garage building with two single garages each having internal dimensions of only 2.4m x 4.75m and as such considered storage areas not garages, for purposes of car park space count. Therefore it appears that the proposed parking arrangements fall materially short of the current requirements in respect of parking provision and the safe manoeuvring to enable egress and access in a forwards manner and would fall even further short of the latest official parking standards set out in the planning authorities draft plan, upon which the public have already

been consulted. Bearing in mind the location of the site, on a single track road with passing places and no parking provision on the road other than with a risk of obstruction of the highway and interference with the rights of those in neighbouring properties as to access, on-site parking must be adequate. In addition a total of approximately 14 refuse/recycling bins/containers would need to be parked on the site somewhere in the hard standing / parking area for which no specific provision is made in the proposal.

b) Access. The position and nature of the parking and access provided on the plans suggests that to leave the premises vehicles might have to reverse. Bearing in mind the highway is a single track road this creates a very significant highway safety issue. A combined access to both proposed properties fails to address these concerns and fails to provide scope for service vehicles to the property.

c) Traffic Generation. The size and scale of the proposed dwellings is such that it will generate a level of traffic movements both of residents and for service vehicles that is inappropriate as the only access is from Broombar Lane, a single track road.

d) Overlooking and loss of privacy. Because of the design of the proposed new properties one would appear to overlook from its front first floor bedroom full floor to ceiling height window and Juliet balcony, a neighbouring property which as a result will suffer an unacceptable loss of privacy and amenity for occupiers of both properties.

e) Green Belt/AONB. 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 additional building risks setting 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. The proposed development does not enhance the special landscape character not the high scenic quality of the AONB, and would have a significant detrimental impact on the public visual amenity namely the views along the valley and in the Green Belt.

f) Layout and density. Although the layout is improved by not being a tandem development the overall impact of 2 houses of the size proposed on the plot is out of keeping with other plots along the road and is overbearing with the roof heights being significantly greater than that of neighbouring properties. Furthermore because of the need to preserve privacy between the dwellings there are limited windows in the side walls which in view of the height of the building will restrict the natural light to the properties.

g) Design and appearance. The design and appearance is out of keeping with the street scene. Furthermore by only allowing one means of access to and egress from the site highways safety is likely to be compromised. Furthermore the parking provision on the plans does not indicate which parking spaces are allocated to which property which risks issues with sufficiency of car parking on the site.

h) Trees and ecology. 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.

i) ERASC. The planned development is within an established area of special character which provides that and development must retain the special character of the area. Damage to the special character or development that significantly increases the density of buildings is not to be permitted. The proposal has an adverse impact on the plot pattern, rhythms and gaps that create the semi-rural distinctiveness of the area. In particular criteria for development in such locations provides amongst other things that each dwelling should have an existing frontage to an existing road (being a metalled carriageway) and that the frontage width should be similar to other plots widths on the road. The proposed property, Plot 2 is screened from the highway, has no independent access to the highway and arguably therefore has no frontage to the highway and is non-compliant.

7. Date of the Next Meeting – Monday 2 March 2020 at 19.30 in the Parish Office.

The meeting closed at 21.00.